



Chapter House, Monks Close, Lichfield - No Upward Chain & City Centre

£350,000

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NO UPWARD CHAIN - A simply superb two double bedroom first floor over 55's retirement apartment within the highly desirable and wonderfully located Chapter House development at Monks Walk.

Nestled well and truly in the centre of Lichfield, the property enjoys unrivalled access to a fabulous array of amenities, including Beacon Park, Lichfield Cathedral and various popular pubs and restaurants, as well as being just a short walk from Lichfield City train station, offering direct links to Birmingham and other surrounding areas.

The accommodation boasts an impeccable standard of appointment and finish throughout, with underfloor heating across the entirety of the home; areas include a welcoming entrance hall with intercom entry system, a beautiful main living room, high specification fitted kitchen, two fantastic double bedrooms and a guest WC offering ample built-in storage, with the Master bedroom boasting its own stunning en-suite shower room.

Exceptional on-site care and facilities are also available including a lift to all floors, as well as immaculately maintained communal gardens and an orangery, amongst others. A viewing is imperative to appreciate all that's on offer.

Residents' allocated parking is available with a permit for £250 per year, subject to availability.

The property is leasehold, with a term of 999 years commencing in 2017, with the most recent service charge understood to be £6561 from November 2024 until October 2025, with a ground rent of £300 per annum.





- South-East Facing Two Double Bedroom Over 55's Retirement Apartment
- Nestled Right In The Heart Of Lichfield's Vibrant City Centre
- Underfloor Heating Across Entire Home
- Gorgeous & Immaculately Maintained Communal Gardens
- Lift To All Floors With Secure Access To Main Building & Car Park
- No Upward Chain
- Impeccable Standard Of Presentation & Finish Throughout
- Ample On-Site Facilities, Care & Social Events
- Option For Car Parking Space Subject To Availability
- EPC Rating: B / Council Tax Band: D

