

for sale

**£425,000** Leasehold



## Lichfield Bonds Cross Keys Lichfield WS13 6FP

Spread across 3 buildings & offering a mixture of one & two-bedroom modern apartments. Pegasus Lichfield Bonds includes a communal lounge, social kitchen, patio seating areas & a communal garden.

SHOW HOME now open - Call us for further info

Price £425,000 | Rent £2,550 pcm inc. Service Charge

Residential Sales & Lettings | Mortgage Services |  
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# Property Details

## The Apartments

Quality is central to everything we do and the apartments at Lichfield Bonds are designed and finished to a very high specification.

Open plan living areas are bright and welcoming and feature luxury Karndean flooring. Kitchens come fitted with brand new, fully integrated appliances, which include a Neff oven and electric hob, Bosch Fridge Freezer and Fisher Paykal Dishwasher. In addition, each apartment comes with a Bosch washer dryer, which is located in your hallway storage cupboard.

Master bedrooms feature large stylish, built-in wardrobes that provide ample storage space and large windows that flood the space with light. Bathrooms are luxuriously finished in sleek tiling and high-quality fittings, featuring either a large walk-in shower or bathtub.

Each apartment is fitted with a Tunstall Grandstream, a door camera entry system from the main entrance and 24-hour emergency call system for extra peace of mind.

## About Lichfield Bonds

Perfectly positioned to enjoy the very best of the city centre where the streets are lined with museums, independent shops, tempting restaurants and charming parks - you'll be spoilt for choice at Pegasus Lichfield Bonds. Just a stones throw away you'll find Lichfield Market Square, which hosts vibrant markets throughout the week, including the popular Farmer's Market.

If a quiet night in is more your style then Pegasus Lichfield Bonds offers a stunning communal lounge and social kitchen with state-of-the-art appliances where you can enjoy after-dinner drinks, games and great conversation with neighbours and friends. On warmer days the patio seating area and shared garden host the perfect setting for afternoon tea or al-fresco supper.

For occasions you are hosting friends or family, Lichfield Bonds provides a guest suite which can be booked through the on-site team, who are present 5 days a week to ensure the smooth running of the building and community.

## About Pegasus

Pegasus is a part of Lifestory, a passionate team of people with a wealth of experience in creating quality homes and with a dedication to listening to and understanding our customers so that we can delight them with our service. Pegasus deliver exceptional homes and spaces uniquely designed for independent living

**Kitchen / Living / Dining Area** 21' 8" x 14' 5" ( 6.60m x 4.39m )

**Master Bedroom** 17' 1" x 10' 2" ( 5.21m x 3.10m )

**En-Suite** 8' 1" x 7' ( 2.46m x 2.13m )

**Bedroom Two** 9' 8" x 11' 6" ( 2.95m x 3.51m )

**Shower Room** 7' 9" x 7' ( 2.36m x 2.13m )

**Patio** 23' 6" x 3' 4" ( 7.16m x 1.02m )

## Agents Notes:

Please note that images are for illustrative purposes only and each completed apartment may differ from these images. Floor plans and pricing are accurate at time of publication, and these and the dimensions given are illustrative for the development and individual apartments may differ. Floor plans are for guidance purposes only and are subject to change. Prices may fluctuate depending on market conditions and availability.

Up to 5% variance in floor area across the building.





To view this property please contact Connells on

**T 01543 262 376**  
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11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**Tenure: Leasehold**

**EPC Rating: Exempt**

Property Ref: LFD310757 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold fees.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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