



46 Chapter House Monks Close, Lichfield
Lichfield WS13 6QR

Downes & Daughters
ESTATE AGENCY

46 Chapter House Monks Close, Lichfield Lichfield WS13 6QR £325,000

A contemporary second floor apartment in this centrally located landmark 'later living' development completed by the renowned luxury developer, Pegasus, in 2016. Sharing the development with the historic Old Friary, this development of just 45 apartments occupies a prime central yet quiet location, perfectly situated for the convenience of town centre shopping and is only moments away from Beacon Park, the Cathedral and a short walk to many restaurants, cafes and bars. This second floor apartment is presented in a faultless contemporary 'open plan' style and the exacting standards of the Pegasus finish is evident at every turn. The accommodation comprises: entrance hallway with storage and clever laundry cupboard, an open plan living and dining room with Juliet balcony and fully integrated kitchen. A thoughtfully designed parcel door opens to the second bedroom which has the flexibility of being used as a second sitting room, study or dining room. The principal bedroom has fitted wardrobes and a Jack & Jill shower room also opening to the hallway. Further benefits of Chapter House include: lift access to the upper floors, an on-site team of 'life hosts', boutique hotel style lounge with log burner and kitchenette with regular social events from bridge and garden parties to fish and chip Fridays, manicured gardens and patio and balcony seating areas, a charming orangery and storage facilities with access to Monks Walk. There is also gated private parking available for an additional fee, and a fully furnished guest apartment available to book for a nominal fee when family come to visit.

Viewing is essential to appreciate the high standard of accommodation and the warm and welcoming community.

INTERNAL ACCOMMODATION

- Entrance Hallway With Storage Cupboard & Hidden Laundry
- Open Plan Living, Dining & Kitchen Space
- With Juliet Balcony To Living Room & Fully Integrated Kitchen
- Parcel Door Opening To Separate Sitting Room Or Bedroom Two
- Principal Bedroom With Fitted Wardrobe
- Luxury Shower Room

COMMUNAL AREAS

- Boutique Hotel Style Lounge
- Stylish Kitchen & Bar Facilities
- Double Sided Log Burner
- Intercom Entrance
- Communal Gardens, Patios & Balconies
- Orangery
- Storage Facilities
- Access To Monk's Walk
- Private Parking Available (fees apply)
- Guest Apartment

FURTHER INFORMATION

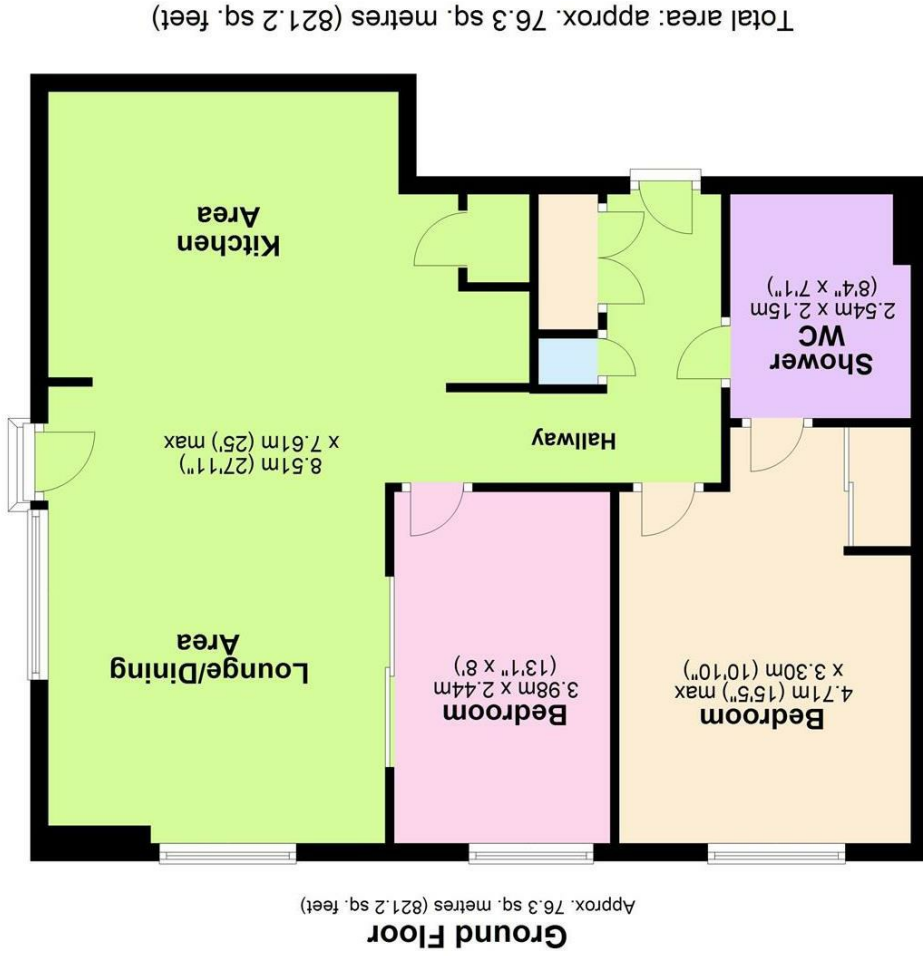
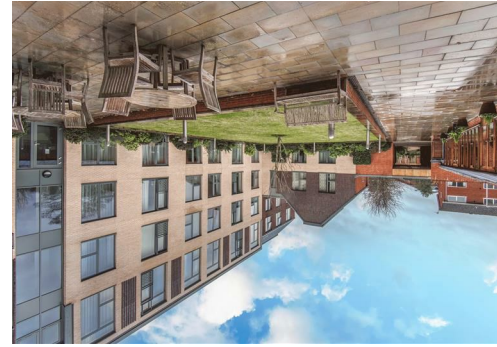
- On-Site Team of Lifehosts
- Leasehold With 992 Years Remaining (TBC By Solicitor)
- Ground Rent & Service Charge £5,918.89 Per Annum (TBC By vendor)







5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Environmental Impact (CO ₂) Rating	
Client	Downes & Daughters
Rating	A
Score	192 (pass)
Scale	192 (pass) - 120 (fail)
EU Directive	2020/1828
England & Wales	2022/9/IEC
More environmentally friendly - lower CO ₂ emissions	
1 (1-20)	A
2 (21-30)	B
3 (31-40)	C
4 (41-50)	D
5 (51-60)	E
6 (61-70)	F
7 (71-80)	G
8 (81-90)	
9 (91-100)	
10 (101-120)	
11 (121-140)	
12 (141-160)	
13 (161-180)	
14 (181-200)	
15 (201-220)	
16 (221-240)	
17 (241-260)	
18 (261-280)	
19 (281-300)	
20 (301-320)	
21 (321-340)	
22 (341-360)	
23 (361-380)	
24 (381-400)	
25 (401-420)	
26 (421-440)	
27 (441-460)	
28 (461-480)	
29 (481-500)	
30 (501-520)	
31 (521-540)	
32 (541-560)	
33 (561-580)	
34 (581-600)	
35 (601-620)	
36 (621-640)	
37 (641-660)	
38 (661-680)	
39 (681-700)	
40 (701-720)	
41 (721-740)	
42 (741-760)	
43 (761-780)	
44 (781-800)	
45 (801-820)	
46 (821-840)	
47 (841-860)	
48 (861-880)	
49 (881-900)	
50 (901-920)	
51 (921-940)	
52 (941-960)	
53 (961-980)	
54 (981-1000)	
55 (1001-1020)	
56 (1021-1040)	
57 (1041-1060)	
58 (1061-1080)	
59 (1081-1100)	
60 (1101-1120)	
61 (1121-1140)	
62 (1141-1160)	
63 (1161-1180)	
64 (1181-1200)	
65 (1201-1220)	
66 (1221-1240)	
67 (1241-1260)	
68 (1261-1280)	
69 (1281-1300)	
70 (1301-1320)	
71 (1321-1340)	
72 (1341-1360)	
73 (1361-1380)	
74 (1381-1400)	
75 (1401-1420)	
76 (1421-1440)	
77 (1441-1460)	
78 (1461-1480)	
79 (1481-1500)	
80 (1501-1520)	
81 (1521-1540)	
82 (1541-1560)	
83 (1561-1580)	
84 (1581-1600)	
85 (1601-1620)	
86 (1621-1640)	
87 (1641-1660)	
88 (1661-1680)	
89 (1681-1700)	
90 (1701-1720)	
91 (1721-1740)	
92 (1741-1760)	
93 (1761-1780)	
94 (1781-1800)	
95 (1801-1820)	
96 (1821-1840)	
97 (1841-1860)	
98 (1861-1880)	
99 (1881-1900)	
100 (1901-1920)	
101 (1921-1940)	
102 (1941-1960)	
103 (1961-1980)	
104 (1981-2000)	
105 (2001-2020)	
106 (2021-2040)	
107 (2041-2060)	
108 (2061-2080)	
109 (2081-2100)	
110 (2101-2120)	
111 (2121-2140)	
112 (2141-2160)	
113 (2161-2180)	
114 (2181-2200)	
115 (2201-2220)	
116 (2221-2240)	
117 (2241-2260)	
118 (2261-2280)	
119 (2281-2300)	
120 (2301-2320)	
121 (2321-2340)	
122 (2341-2360)	
123 (2361-2380)	
124 (2381-2400)	
125 (2401-2420)	
126 (2421-2440)	
127 (2441-2460)	
128 (2461-2480)	
129 (2481-2500)	
130 (2501-2520)	
131 (2521-2540)	
132 (2541-2560)	
133 (2561-2580)	
134 (2581-2600)	
135 (2601-2620)	
136 (2621-2640)	
137 (2641-2660)	
138 (2661-2680)	
139 (2681-2700)	
140 (2701-2720)	
141 (2721-2740)	
142 (2741-2760)	
143 (2761-2780)	
144 (2781-2800)	
145 (2801-2820)	
146 (2821-2840)	
147 (2841-2860)	
148 (2861-2880)	
149 (2881-2900)	
150 (2901-2920)	
151 (2921-2940)	
152 (2941-2960)	
153 (2961-2980)	
154 (2981-3000)	
155 (3001-3020)	
156 (3021-3040)	
157 (3041-3060)	
158 (3061-3080)	
159 (3081-3100)	
160 (3101-3120)	
161 (3121-3140)	
162 (3141-3160)	
163 (3161-3180)	
164 (3181-3200)	
165 (3201-3220)	
166 (3221-3240)	
167 (3241-3260)	
168 (3261-3280)	
169 (3281-3300)	
170 (3301-3320)	
171 (3321-3340)	
172 (3341-3360)	
173 (3361-3380)	
174 (3381-3400)	
175 (3401-3420)	
176 (3421-3440)	
177 (3441-3460)	
178 (3461-3480)	
179 (3481-3500)	
180 (3501-3520)	
181 (3521-3540)	
182 (3541-3560)	
183 (3561-3580)	
184 (3581-3600)	
185 (3601-3620)	
186 (3621-3640)	
187 (3641-3660)	
188 (3661-3680)	
189 (3681-3700)	
190 (3701-3720)	
191 (3721-3740)	
192 (3741-3760)	
193 (3761-3780)	
194 (3781-3800)	
195 (3801-3820)	
196 (3821-3840)	
197 (3841-3860)	
198 (3861-3880)	
199 (3881-3900)	
200 (3901-3920)	
201 (3921-3940)	
202 (3941-3960)	
203 (3961-3980)	
204 (3981-4000)	
205 (4001-4020)	
206 (4021-4040)	
207 (4041-4060)	
208 (4061-4080)	
209 (4081-4100)	
210 (4101-4120)	
211 (4121-4140)	
212 (4141-4160)	
213 (4161-4180)	
214 (4181-4200)	
215 (4201-4220)	
216 (4221-4240)	
217 (4241-4260)	
218 (4261-4280)	
219 (4281-4300)	
220 (4301-4320)	
221 (4321-4340)	
222 (4341-4360)	
223 (4361-4380)	
224 (4381-4400)	
225 (4401-4420)	
226 (4421-4440)	
227 (4441-4460)	
228 (4461-4480)	
229 (4481-4500)	
230 (4501-4520)	
231 (4521-4540)	
232 (4541-4560)	
233 (4561-4580)	
234 (4581-4600)	
235 (4601-4620)	
236 (4621-4640)	
237 (4641-4660)	
238 (4661-4680)	
239 (4681-4700)	
240 (4701-4720)	
241 (4721-4740)	
242 (4741-4760)	
243 (4761-4780)	
244 (4781-4800)	
245 (4801-4820)	
246 (4821-4840)	
247 (4841-4860)	
248 (4861-4880)	
249 (4881-4900)	
250 (4901-4920)	
251 (4921-4940)	
252 (4941-4960)	
253 (4961-4980)	
254 (4981-5000)	
255 (5001-5020)	
256 (5021-5040)	
257 (5041-5060)	
258 (5061-5080)	
259 (5081-5100)	
260 (5101-5120)	
261 (5121-5140)	
262 (5141-5160)	
263 (5161-5180)	
264 (5181-5200)	
265 (5201-5220)	
266 (5221-5240)	
267 (5241-5260)	
268 (5261-5280)	
269 (5281-5300)	
270 (5301-5320)	
271 (5321-5340)	
272 (5341-5360)	
273 (5361-5380)	
274 (5381-5400)	
275 (5401-5420)	
276 (5421-5440)	
277 (5441-5460)	
278 (5461-5480)	
279 (5481-5500)	
280 (5501-5520)	
281 (5521-5540)	
282 (5541-5560)	
283 (5561-5580)	
284 (5581-5600)	
285 (5601-5620)	
286 (5621-5640)	
287 (5641-5660)	
288 (5661-5680)	
289 (5681-5700)	
290 (5701-5720)	
291 (5721-5740)	
292 (5741-5760)	
293 (5761-5780)	
294 (5781-5800)	
295 (5801-5820)	
296 (5821-5840)	
297 (5841-5860)	
298 (5861-5880)	
299 (5881-5900)	
300 (5901-5920)	
301 (5921-5940)	
302 (5941-5960)	
303 (5961-5980)	
304 (5981-6000)	
305 (6001-6020)	
306 (6021-6040)	
307 (6041-6060)	
308 (6061-6080)	
309 (6081-6100)	
310 (6101-6120)	
311 (6121-6140)	
312 (6141-6160)	
313 (6161-6180)	
314 (6181-6200)	
315 (6201-6220)	
316 (6221-6240)	
317 (6241-6260)	
318 (6261-6280)	
319 (6281-6300)	
320 (6301-6320)	
321 (6321-6340)	
322 (6341-6360)	
323 (6361-6380)	
324 (6381-6400)	
325 (6401-6420)	
326 (6421-6440)	
327 (6441-6460)	
328 (6461-6480)	
329 (6481-6500)	
330 (6501-6520)	
331 (6521-6540)	
332 (6541-6560)	
333 (6561-6580)	
334 (6581-6600)	
335 (6601-6620)	
336 (6621-6640)	
337 (6641-6660)	
338 (6661-6680)	
339 (6681-6700)	
340 (6701-6720)	
341 (6721-6740)	
342 (6741-6760)	
343 (6761-6780)	
344 (6781-6800)	
345 (6801-6820)	
346 (6821-6840)	
347 (6841-6860)	
348 (6861-6880)	
349 (6881-6900)	
350 (6901-6920)	
351 (6921-6940)	
352 (6941-6960)	
353 (6961-6980)	
354 (6981-7000)	
355 (7001-7020)	
356 (7021-7040)	
357 (7041-7060)	
358 (7061-7080)	
359 (7081-7100)	
360 (7101-7120)	
361 (7121-7140)	
362 (7141-7160)	
363 (7161-7180)	
364 (7181-7200)	
365 (7201-7220)	
366 (7221-7240)	
367 (7241-7260)	
368 (7261-7280)	
369 (7281-7300)	
370 (7301-7320)	
371 (7321-7340)	
372 (7341-7360)	
373 (7361-7380)	
374 (7381-7400)	
375 (7401-7420)	
376 (7421-7440)	
377 (7441-7460)	