



8 The Maltings, Lichfield  
WS14 0AP

Downes & Daughters  
ESTATE AGENCY

## 8 The Maltings, Lichfield WS14 0AP Offers over £235,000

A beautifully presented contemporary apartment, in a central location only 0.5 miles from Lichfield City Station, perfectly positioned to enjoy all the benefits City Centre living brings, with a host of bars, restaurants and amenities on your doorstep. Looking at the building you can't help being reminded of Lichfield's industrial heritage with neighbouring properties including the historic Sandfields Pumping Station and the redeveloped Malthouse. This striking apartment is presented in a faultless modern style with a most impressive open plan living space offering living, dining and kitchen areas. The spacious accommodation is then completed with two double bedrooms, a spacious hallway, a modern bathroom and a most useful storage room which was previously used as a study. Further benefits include, laminate flooring throughout, double glazing, gas central heating and allocated and visitor parking.

Viewing is essential to appreciate the central location of this property, its stunning presentation and the impressive open plan living space.

### INTERNAL ACCOMMODATION

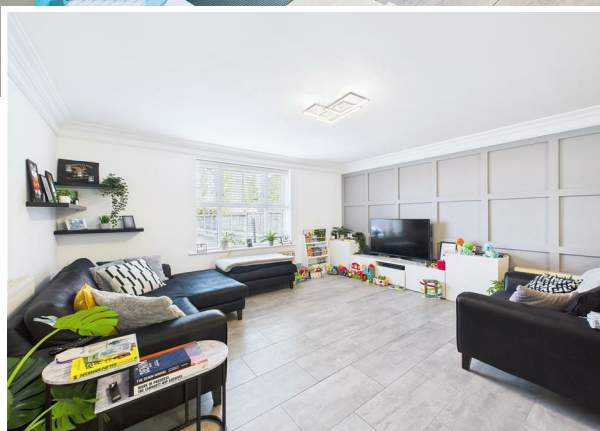
Entrance Hallway • Bedroom One (fitted wardrobes) • Bedroom Two • Modern Bathroom • Open Plan Living Space With Kitchen, Dining & Living Areas • Useful Storage Room / Study

### OUTSIDE

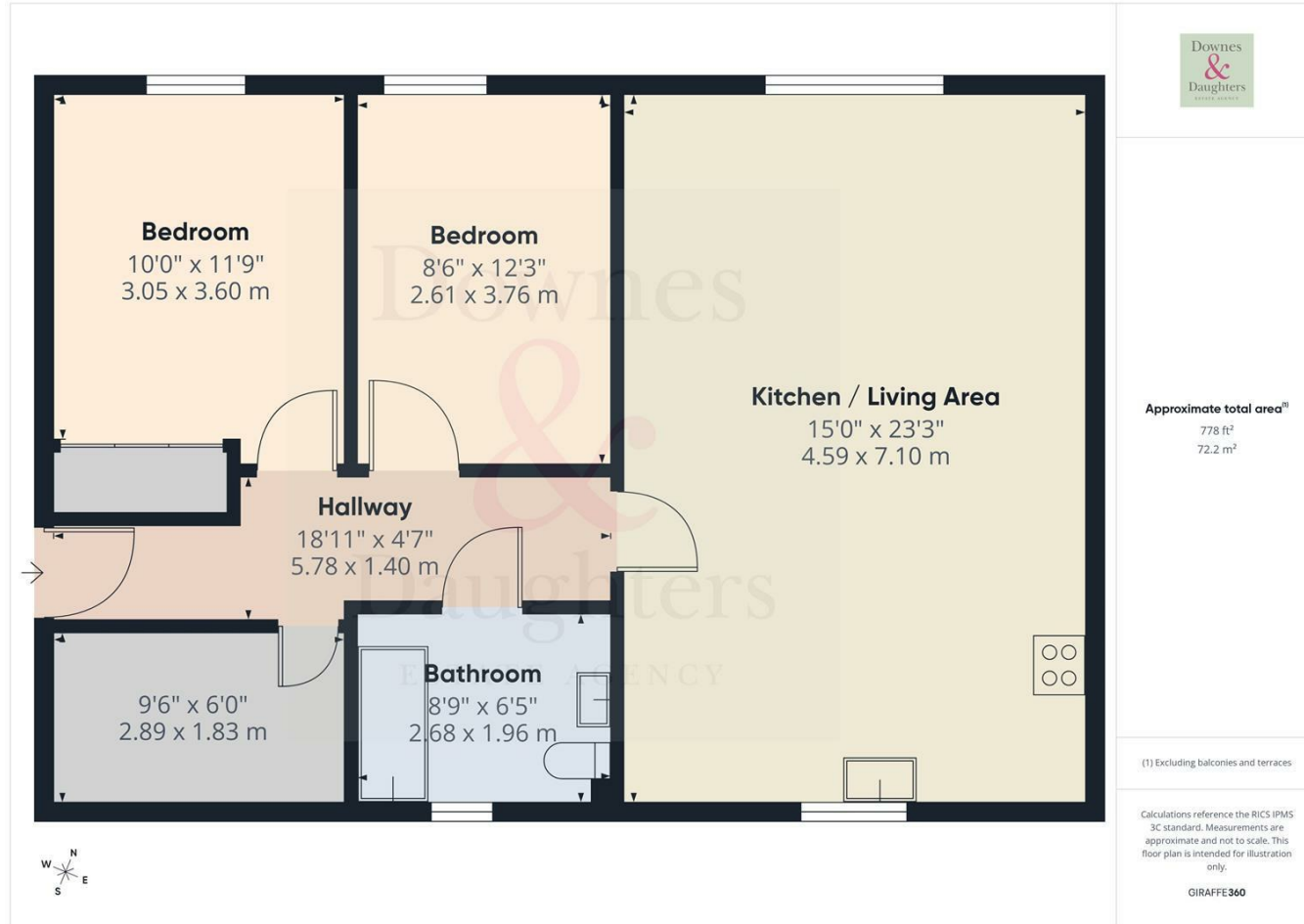
Manicured Communal Gardens • Allocated Parking Space • Plentiful Visitor Parking

### FURTHER INFORMATION

Leasehold With 128 Years Remaining (TBC by solicitor) • Service Charge £1392 PA • Ground Rent £308 PA • Council Tax Band B • Gas Central Heating • Upvc Double Glazing







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 79      | 79        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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