

HUNTERS[®]

HERE TO GET *you* THERE



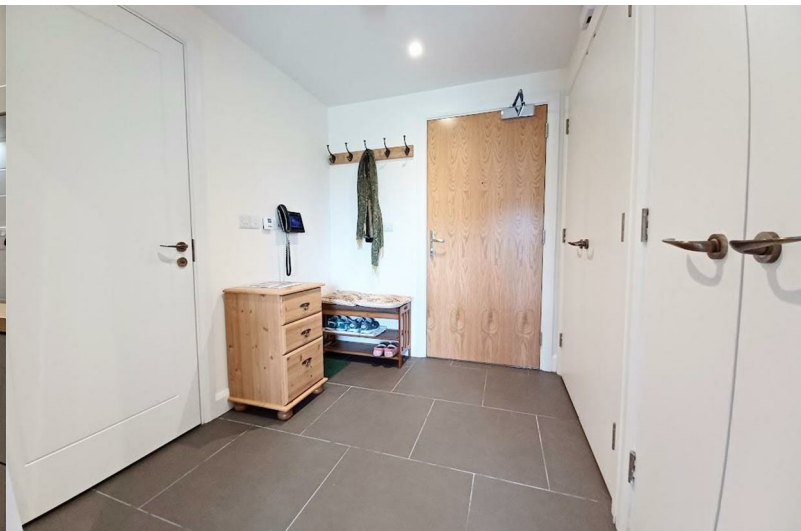
Monks Close

Lichfield, WS13 6QR

£350,000



Council Tax: D



52 Chapter House Monks Close

Lichfield, WS13 6QR

£350,000



This well presented two bedroom later living apartment, created by luxury developer Pegasus in 2016, is finished to a high standard and benefits from floor to ceiling windows to make the most of the natural light from the South West aspect.

The entrance, with storage space, an additional cupboard housing a washing machine and separate tumble dryer and a bathroom, leads into an open plan living area with a Juliette balcony and a kitchen benefiting from built-in appliances including an oven, hob, microwave, fridge, freezer and Fisher & Paykel Dishdraw dishwasher for convenience.

From the lounge there are pocket doors opening into the second bedroom, making the space flexible depending on how you choose to live your day to day life, while a built-in wardrobe gives additional storage. The master bedroom benefits from a built-in wardrobe and an ensuite shower room as well as a floor to ceiling window.

Chapter House is ideal for those looking to downsize, Its central location within the lovely cathedral city of Lichfield makes it ideally situated to take advantage of the many facilities and amenities. Just minutes from Chapter House, The Hub houses an extensive library and hosts events, talks, and exhibitions in the upstairs gallery. At the Guildhall the community organisation, Lichfield Arts, holds regular concerts, festivals and classes. The bus and train station are close by. Lichfield

also has plenty to offer in the way of historic sites, shops, coffee shops, restaurants, bars and hotels. There are great on-site amenities as well as a team of Lifehosts to manage the day to day tasks and bring people together for social events, making this a great place to relax and enjoy deepening your relationships.

Homeowners at Chapter House benefit from a beautifully furnished owner's lounge with a wood-burning stove, a social kitchen and guest suite. Outside there are landscaped gardens with an orangery where you can socialise while enjoying refreshments from the social kitchen. From the gardens, you can access Monks Walk, a beautiful historic garden that volunteer homeowners help to maintain.

AGENTS NOTE

The property is leasehold with a lease length of 999 years from 1st January 2017. The annual service charge is £6,163.32 and ground rent is £513.61 per annum.

Tel: 01543 419000



Road Map



Hybrid Map



Terrain Map



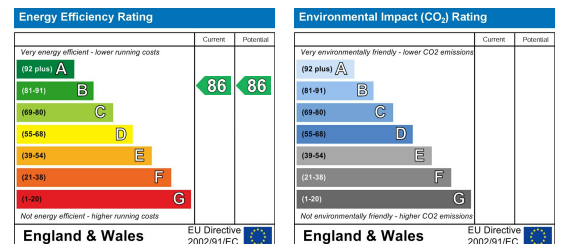
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.