

# HUNTERS®

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## Monks Close

Lichfield, WS13 6QR

£260,000



Council Tax: C



# 48 Chapter House Monks Close

Lichfield, WS13 6QR

£260,000



This well presented one bedroom later living apartment, created by luxury developer Pegasus in 2016, is finished to a high standard.

Situated on the second floor, this one bedroom apartment has an open plan living area benefitting from a Juliette balcony, making the most of the natural light on offer from the South West aspect.

The kitchen comes with built in appliances including a hob, oven with microwave, fridge freezer and a Fisher & Paykel draw dishwasher for convenience. In the bedroom there is a built in wardrobe and a floor to ceiling window to maximise the light. The shower room benefits from a walk in shower with a rainfall head. Additionally there are storage cupboards, one containing a washing machine and a tumble dryer and a video entry system linked to a subtle emergency call system for security and peace of mind.

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 Life hosts 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.

## AGENTS NOTE

The property is leasehold, with a term of 999 years left. There is a service charge payable which is £4,761.36 per annum and the ground rent is £300 Per annum



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



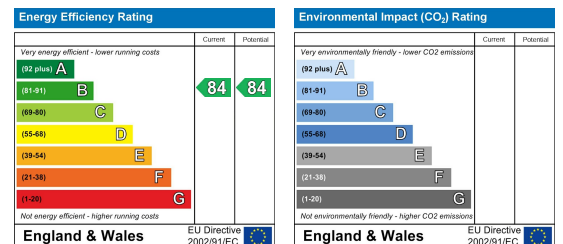
Total floor area 57.2 m<sup>2</sup> (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## 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.  
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