



HUNTERS[®]
HERE TO GET *you* THERE

54 Monks Close, Lichfield, WS13 6QR

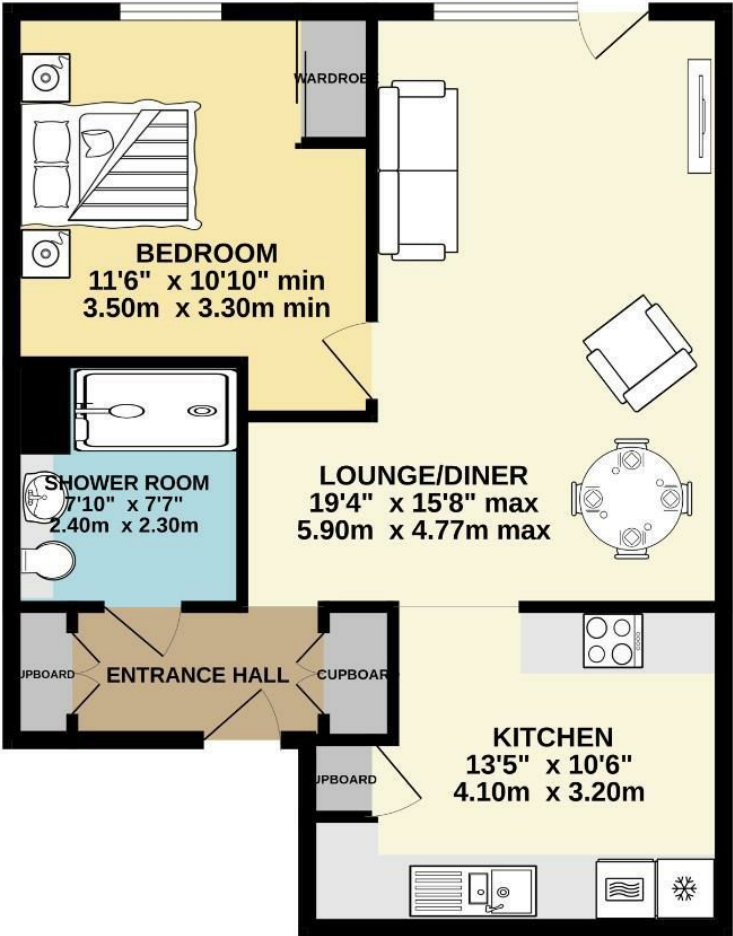
54 Monks Close, Lichfield, WS13 6QR

£249,000

Situated on the 2nd floor, this stylish one bedroom apartment is beautifully presented throughout and has a spacious lounge dining area with a south west aspect. The kitchen comes with built-in appliances including a hob, oven, microwave, fridge freezer and a Fisher & Paykel drawer 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 plumbing for the washing machine and space for a tumble dryer. Residents at Chapter House benefit from a beautifully furnished communal lounge with a wood-burning stove and social kitchen. Landscaped gardens with an orangery are perfect spots to enjoy with neighbors and friends. From the gardens, there is access to Monks Walk, a beautiful historic garden that volunteer residents help to maintain. EPC RATING - B

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SECOND FLOOR APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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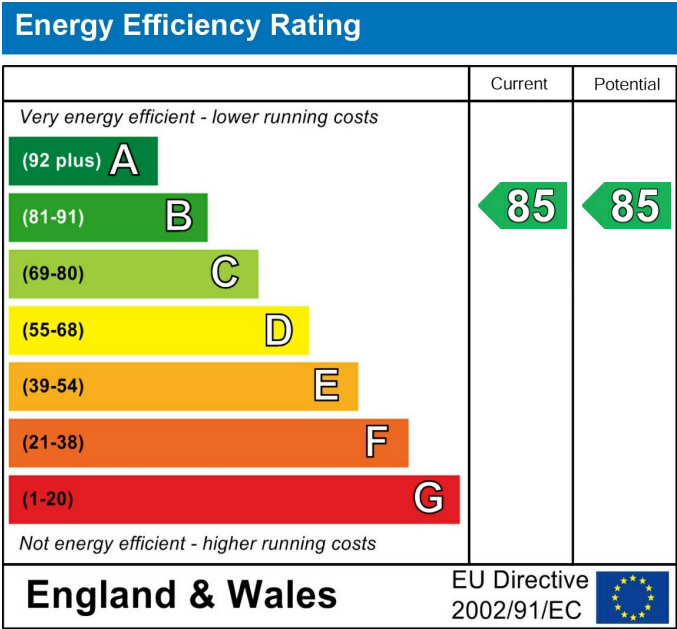
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85	85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

LEASEHOLD INFORMATION

we are advised by the seller that there are approximately 991 years remaining on the lease.

There is an annual service charge of £5,318.77

There is an annual ground rent charge of £250.00



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. 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.









