



Maxwell Close  
Maxwell Close, Lichfield

# Maxwell Close Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this one bedroom ground floor apartment for the over 55's.

The price advertised is for a 70% share of the property. There is no rent to pay on the remaining 30% of the property but there is a service charge to cover costs of maintenance and buildings insurance.

BEING OFFERED WITH NO ONWARD CHAIN.

The immaculately presented apartment has undergone refurbishment throughout and briefly comprises: entrance hallway, lounge with opening to the modern re-fitted kitchen, bedroom and wet room style shower room. There is also residents car-parking.

Service to the property include: electric, mains water and drainage, efficient economy 7 electric plus hot water provided by a small efficient heater and electric shower.

The apartment is located on a modern residential development just a short walk from the city centre with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

## ENTRANCE HALL:

Entrance door, carpeted flooring, ceiling light point, two useful storage cupboards, doors to the lounge, bedroom and shower room.

## LOUNGE:

9' 3" x 10' 10" (2.82m x 3.30m)  
Carpeted flooring, ceiling light point, window to front and opening to the kitchen.

## KITCHEN:

4' 7" x 10' 10" (1.40m x 3.30m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring induction hob with extractor hood, space for a washing machine and fridge-freezer, wall tiling, ceiling spot lights and window to the front.

## BEDROOM ONE:

6' 8" x 9' 0" (2.02m x 2.75m)  
Carpeted flooring, ceiling light point and window to the rear.

## SHOWER ROOM:

Suite comprising: shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, heated towel rail, and window to the front.

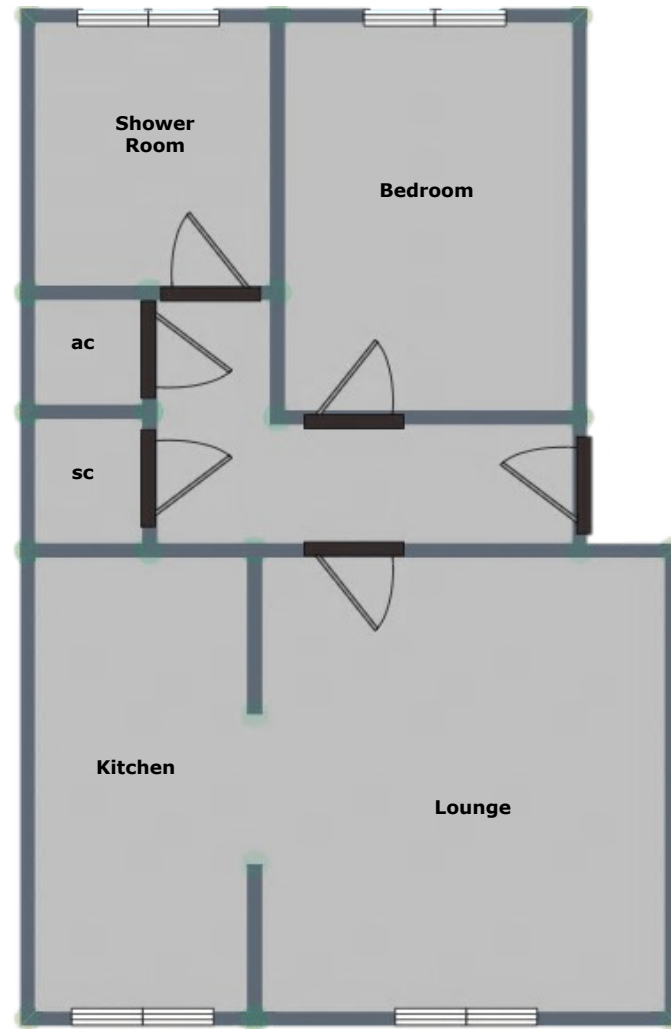
## VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

## DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





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