



The Malt House  
Cairns Close, Lichfield

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## Cairns Close, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom second floor apartment situated within The Malt House, a development of private luxury apartments.

With a generous open plan living space including lounge, kitchen and dining areas the apartment features original brick work and exposed steel joists as well as sash style windows, offering lots of character and charm. There is also a large double bedroom, modern bathroom and entrance hallway. The apartment is all electric and features an electric cylinder hot water system and wall heaters throughout.

The second floor can be accessed via the staircase or elevator which goes to all the floors in the block. The secure gated parking can be accessed with either an electric fob or code and includes an intercom security system for allowing visitors entry to both the car park and building. The apartment comes with one allocated parking space.

Cairns Close is just a few minutes walk from the City centre which offers a diverse range of amenities including local shops, cafes, restaurants and bars. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at City Station and Trent Valley.

### RECEPTION HALL:

Entrance door from the lobby hallway, laminate flooring, recess ceiling spot lights, intercom security system, doors to the bedroom, bathroom and living area.

### OPEN PLAN LIVING ROOM:

21' 0" x 12' 8" (6.41m x 3.85m)

Open plan living area with lounge, kitchen with breakfast bar and dining area with laminate flooring, ceiling spot lights, exposed brick work and steel joists, TV aerial, Internet and phone points.

### KITCHEN:

Range of modern fitted matching base units incorporating cabinets, drawers and work surfaces including a breakfast bar, inset bowl sink and drainer with mono tap, integrated electric oven and grill, 4 ring electric hob with extractor hood, further integrated fridge, freezer, dishwasher and washer/dryer.

### BEDROOM:

9' 0" x 19' 6" (2.75m x 5.95m)

Built in wardrobe, laminate flooring, wall heater, ceiling spot lights, and sash window.

### FAMILY BATHROOM:

5' 7" x 7' 10" (1.70m x 2.40m)

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated chrome towel rail and extractor fan.





**TENURE:**

We have been advised that there is around 99 years remaining on the lease. (Service charge approx £2000p.a - Ground rent approx £295p.a)

**VIEWING:**

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

**DISCLAIMER:**

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