8 The Maltings,
Lichfield WS14 0AP

Downes & Daughters
ESTATE AGENCY

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Offers over £230,000

A beautifully presented contemporary ground floor apartment, in a central location only 0.5 miles from Lichfield City Station, perfectly positioned to enjoy all the benefits City Centre living brings, with a host of bars, restaurants and amenities on your doorstep. Looking at the building you can't help being reminded of Lichfield's industrial heritage with neighbouring properties including the historic Sandfields Pumping Station and the redeveloped Malthouse. This striking apartment is presented in a faultless modern style with a most impressive open plan living space offering living, dining and kitchen areas. The spacious accommodation is then completed with two double bedrooms, a spacious hallway, a modern bathroom and a most useful storage room which was previously used as a study. Further benefits include, laminate flooring throughout, double glazing, gas central heating and allocated and visitor parking.

Viewing is essential to appreciate the central location of this property, its stunning presentation and the impressive open plan living space.

INTERNAL ACCOMMODATION

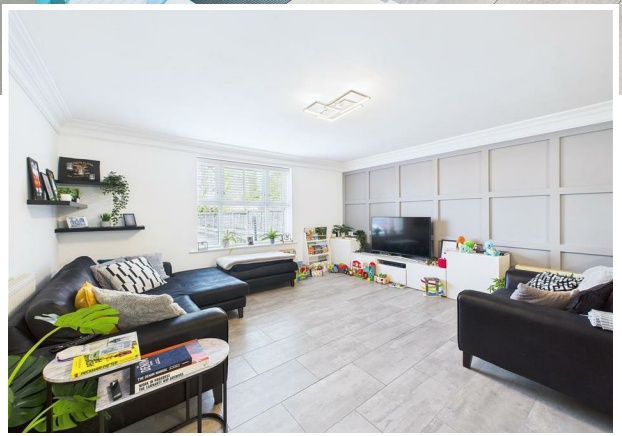
Entrance Hallway • Bedroom One (fitted wardrobes) • Bedroom Two • Modern Bathroom • Open Plan Living Space With Kitchen, Dining & Living Areas • Useful Storage Room / Study

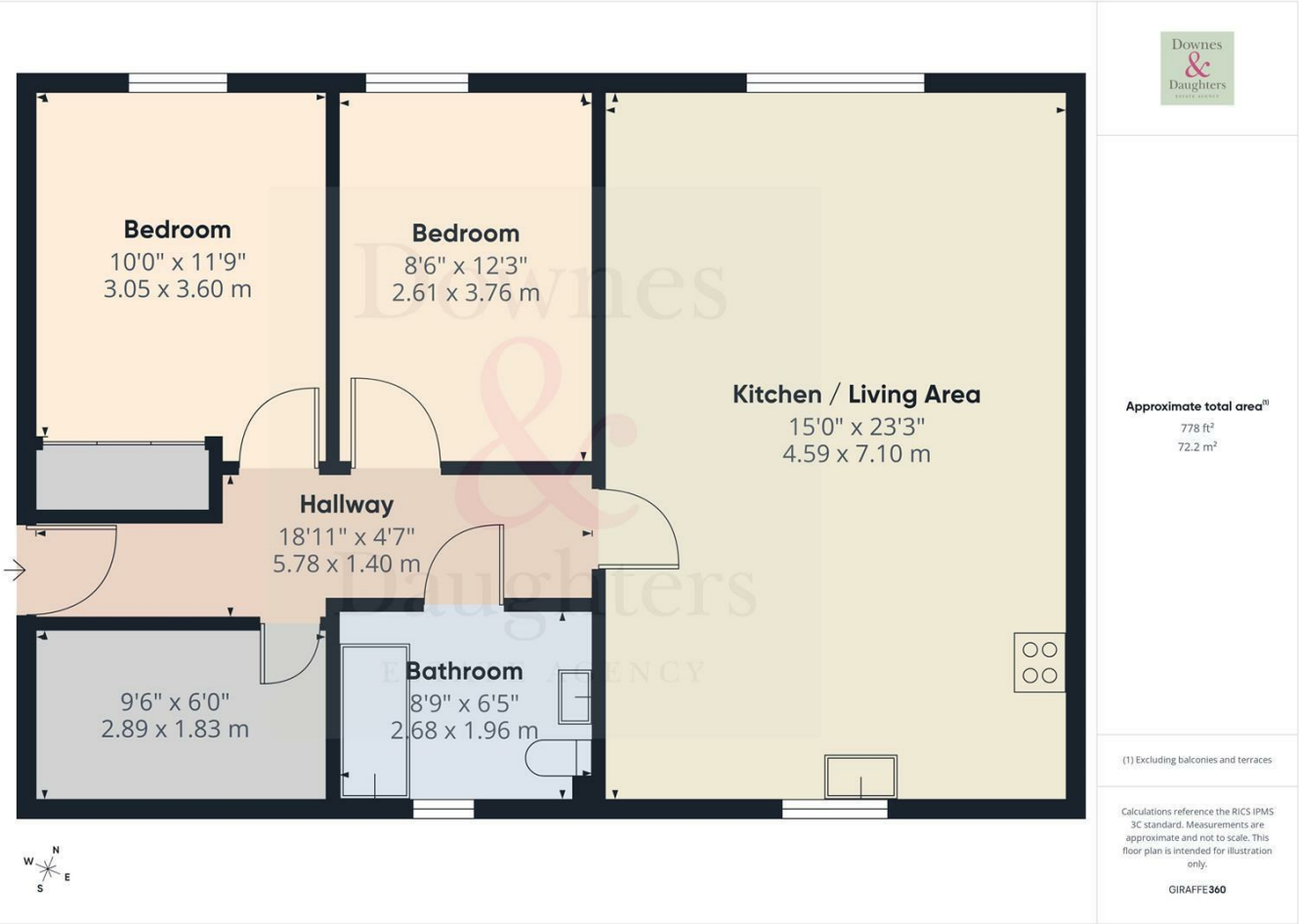
OUTSIDE

Manicured Communal Gardens • Allocated Parking Space • Plentiful Visitor Parking

FURTHER INFORMATION

Leasehold With 128 Years Remaining (TBC by solicitor) • Service Charge £1392 PA • Ground Rent £308 PA • Council Tax Band B • Gas Central Heating • Upvc Double Glazing





Approximate total area(1)
778 ft²
72.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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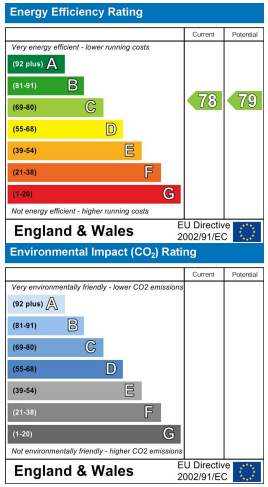

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