

Minster Court

Bird Street, Lichfield, WS13 6AB



A luxury two-bedroom retirement apartment for the over 60's with lift access, situated in the heart of Lichfield city centre.

£250,000



John German

This attractive two-bedroom penthouse retirement apartment is situated on the top floor of Minster Court, a luxury retirement development nestled off Bird Street in the city centre. Lichfield offers a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll road.

The tastefully appointed accommodation has thermostatically controlled electric heating and comprises; L-shaped hallway, off which is a useful built-in cupboard with cloaks space and a further large double doored cupboard housing the hot water system. There is a spacious lounge with dining area, a really lovely room with two windows overlooking the courtyard garden, having carpeted flooring, two ceiling light points, feature electric fire and a door into the fitted kitchen, which has a range of matching base and wall cupboards, stainless steel sink and integrated appliances.

The master bedroom has built-in wardrobes and a window with views across Minster Pool towards Lichfield Cathedral. There is an en suite bathroom with a wash basin and adjacent cupboards, WC, chrome heated towel rail and panelled bath with mixer tap shower. Bedroom two is another double room, also having views towards Minster Pool and the Cathedral. The shower room has a tiled corner shower, WC chrome heated towel rail and wash basin with adjacent fitted cupboards. There is also a Creda wall mounted fan heater.

Other Information

There is a part time house manager and a Care line instant alert call system.

Service Charge

Currently £500 per annum, includes Careline, buildings insurance, water charges, cleaning and maintenance of common areas.

Please Note

Owners must be at least 60 years of age.

Outside

Electrically controlled gateway access to the main entrance of Minster Court, there is a communal courtyard patio garden with seating areas, pergola and fountain.

On Site Amenities

Owners lounge on the first floor overlooking the courtyard, laundry room, communal storage room and guest's/visitors suite subject to availability.

Tenure: Leasehold. Lease is 125 years from 2008 with a ground rent of £6000 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: TBC

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: TBC

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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