





# Marlborough House, St. John Street, Lichfield WS13 6PB - City Centre Executive Apartment

£325,000

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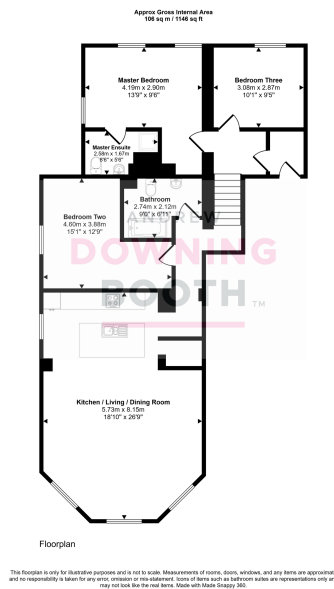


A simply outstanding 3 double bedroom 2nd floor duplex design apartment, for sale with no upward chain. Situated in the stunning grade II listed, Marlborough House which is ideally situated beside the historic city walls and within easy walking distance of the centre's many amenities. The portico hallway of Marlborough House has a sweeping staircase which leads to the front door of the luxury apartment. Step through the front door to a welcoming entrance hall gives access immediately to two double bedrooms, the master with an ensuite, the duplex staircase gives access to a further double bedroom, a well appointed bathroom and to the expansive open plan living, kitchen, dining area which benefits from large windows, bathing the room in natural light, twelve foot ceilings and a fully fitted, integrated kitchen. There is a private courtyard, with electronic gates, to the rear with two dedicated parking spaces.

This exceptional property is situated in an exclusive and highly sought after residential location, close to the City centre and an easy walk from the City Rail Station.

An early viewing is recommended.





- Executive Duplex Three Double Bedroom Apartment
- 994 Year Lease
- Superb Open Plan Breakfast Kitchen & Living Area
- Two Allocated Parking Spaces
- City Centre Location
- Master Bedroom With Ensuite Shower Room
- Grade II Listed Building

