



Connells

Rotten Row
Lichfield



Property Description

Beautifully Presented Two Bedroom First Floor Retirement Apartment with Juliette Balcony - No Upward Chain

An exceptional opportunity to acquire this beautifully presented two-bedroom first floor retirement apartment, situated within the highly regarded Stowe Place development in the heart of the historic cathedral city of Lichfield. Exclusively designed for the over 70s, this spacious apartment combines independent living with the reassurance of exceptional on-site care and facilities.

Offering approximately 763 sq. ft. (70.9 sq. m.) of thoughtfully designed accommodation, the property enjoys a bright and welcoming feel throughout. The generous living and dining room provides an ideal space for both relaxing and entertaining, with a Juliet balcony allowing natural light to flood the room. The adjoining fitted kitchen is well-appointed and practical, while two well-proportioned double bedrooms offer flexible accommodation, whether for guests, hobbies or a home office.

The apartment further benefits from a modern shower room, a separate WC, excellent storage including a walk-in store room, lift access to all floors and is offered to the market with no upward chain, allowing for a straightforward move.

Stowe Place has been designed to provide an enviable lifestyle where residents can enjoy their independence whilst having support available whenever required. The development boasts an impressive range of facilities including a welcoming residents' lounge, a real treat.



Entrance Hallway

Lounge Diner

19' 9" x 11' 7" (6.02m x 3.53m)

Kitchen

9' 10" max x 9' 4" max (3.00m max x 2.84m max)

Bedroom One

15' 5" x 9' (4.70m x 2.74m)

Bedroom Two

12' x 9' 7" (3.66m x 2.92m)

Shower Room

Guest Wc

Plenty Of Storage

No Onward Chain

Mccarthy And Stone

For complete peace of mind, the development benefits from an Estate Manager, CQC registered care staff available 24 hours a day, a 24-hour emergency call system and each apartment receives one hour of domestic assistance per week.

Ideally positioned within easy reach of Lichfield's excellent amenities, independent shops, cafés, restaurants and transport links, this superb apartment offers a perfect balance of comfort, convenience and security.

Rapid Sale

In Association with Rapid Sale









Total floor area 72.7 m² (782 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD312420

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LFD312420 - 0002