



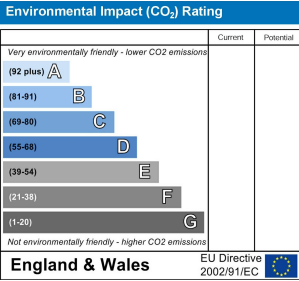
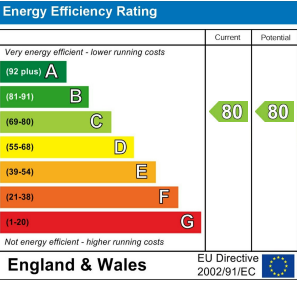
## 68 Monks Close, Lichfield, WS13 6QR

£300,000

Located within Lichfield City Centre this top floor two bedroom apartment is finished to a high standard and benefits from floor to ceiling windows and vaulted ceilings making the rooms bright and giving an impressive feel.

The entrance hall leads into an open plan living kitchen area benefiting from built-in appliances and a cupboard containing a washing machine and separate dryer. From the lounge, a sliding door opens into the second bedroom creating a flexible and versatile space whilst the main bedroom benefits from a built-in wardrobe and a Jack & Jill style shower room. At the heart of the community, a beautifully furnished communal lounge with social kitchen and wood burning stove lead out to the landscaped gardens and Orangery, perfect spots for enjoying with neighbours and friends. From the gardens you can access Monks Walk, a remnant of the mediaeval Friary, filled with wildflowers and herbaceous borders. Car parking is subject to availability at a cost of £250 per annum. EPC rating - C

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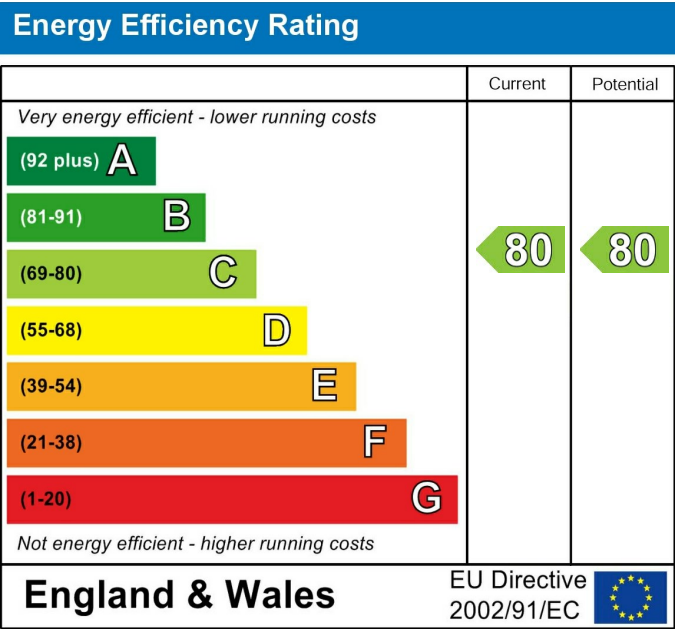


LEASEHOLD INFORMATION

we are advised by the seller that there are approximately 992 years remaining on the lease.

There is an annual service charge of £6,515.53

There is an annual ground rent charge of £300.00



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





