



MERCIAN  
COURT

Connells

Maxwell Close  
Lichfield



## Property Description

A well-presented one-bedroom first floor apartment for the over 55's, ideally located in the city centre with excellent transport links nearby, amenities and a range of lovely bars and restaurants and shops nearby. The property offers a bright lounge, fitted kitchen, comfortable double bedroom with well appointed, quality fitted wardrobes and bathroom; being one of the larger units in the building. All this on offer is making this property an ideal choice for independent living. Additional benefits include available parking and convenient access to local amenities and public transport. Offered on a shared ownership basis with a 70% share available.

**\*\*ONE DOUBLE BEDROOM & AMPLE QUALITY FITTED WARDROBES\*\***

**\*\*APARTMENT WITH OVER 55'S ONLY RESIDENTS\*\***

**\*\*WELL PROPORTIONED APARTMENT BEING ONE OF THE LARGER UNITS\*\***

**\*\*CLOSE TO LOCAL SHOPS, DOCTORS AND DENTIST IN CLOSE PROXIMIT\*\***

**\*\*LICHFIELD CITY STATION WITHIN A SHORT WALK\*\***

**\*\*QUIET & PRIVATE\*\***

**\*\*READY TO VIEW\*\***

**\*\*ACCOMPANIED PRE-BOOKED VIEWINGS ONLY\*\***

## Communal Entrance

## Private Inner Hallway

## Lounge

15' 11" x 9' 11" ( 4.85m x 3.02m )

## Kitchen

7' 11" x 6' 10" ( 2.41m x 2.08m )

## Bedroom

13' 4" x 8' 8" ( 4.06m x 2.64m )

## Bathroom

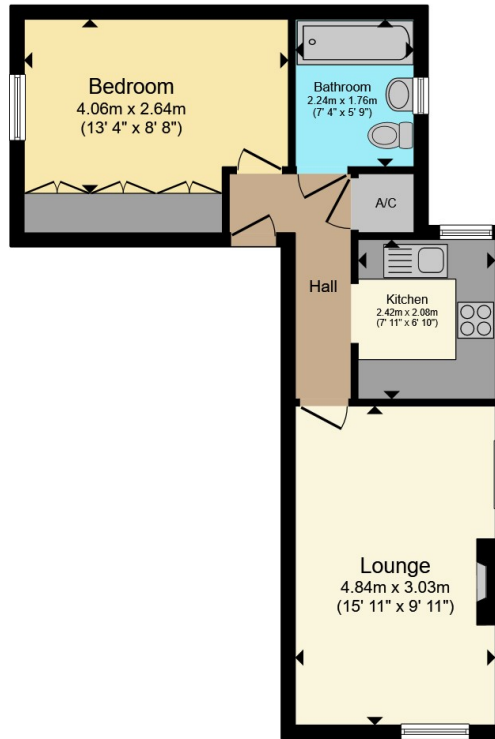
7' 4" x 5' 9" ( 2.24m x 1.75m )

## Residential Parking









Total floor area 41.6 m<sup>2</sup> (448 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](http://www.propertybox.io)



To view this property please contact Connells on

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11-13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LFD312190](http://connells.co.uk/Property/LFD312190)**

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.

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