



77 The Malt House Cairns Close, Lichfield

Downes & Daughters
ESTATE AGENCY

37 The Malt House Cairns Close, Lichfield
WS14 9TP
£195,000

Downes and Daughters is proud to offer for sale this contemporary apartment located on the first floor of this breath taking development. A selection of most unique and elegant dwellings have been created from the renovation and conversion of the existing Victorian Malt House, dating back to 1874, which is now preserved as a Grade II Listed building. Poised elegantly in a central location only 0.5 miles from Lichfield City Station this impressive apartment is flooded with natural light from its double aspect and offers contemporary open plan living dripping with original features such as exposed brick work, arched windows and steel work. Finished to an exacting standard with a Villeroy & Boch bathroom, oak flooring and a contemporary kitchen this apartment also benefits from being easily accessible up only one flight of stairs and close to the lift. The internal accommodation comprises: entrance hallway with airing cupboard, open plan living, kitchen and dining room with that bright double aspect and a useful storage cupboard, double bedroom with built in wardrobe and a bathroom. Externally there is the benefit of an allocated parking space within the gated car park and guest parking outside the gates.

Viewing is essential to appreciate the attractive nature of this delightful property and the abundant industrial heritage of the building.

COMMUNAL AREAS

Exposed Brickwork • Original Steelwork • Solid Wood Flooring • Glazed Entrance Doors • Entrance Intercom • Lift

INTERNAL ACCOMMODATION

Entrance Hallway With Airing Cupboard • Double Aspect Open Plan Kitchen, Dining & Family Room (storage cupboard) • Double Bedroom With Built In Wardrobe • Bathroom With Villeroy & Boch Suite

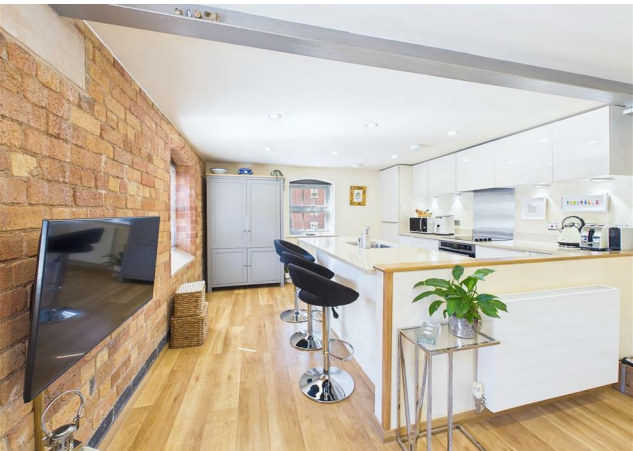
OUTSIDE

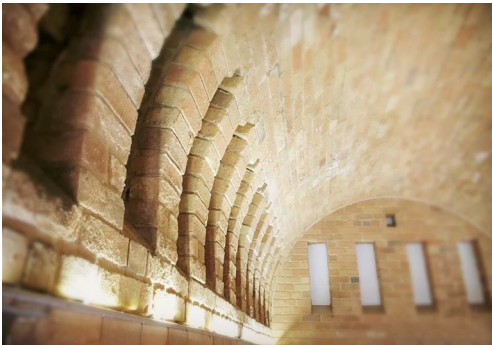
Private Secure Car Park • Allocated Parking Space • Landscaped Communal Grounds • 0.5 Miles From Lichfield City Station

FURTHER INFORMATION

Council Tax Band C • Leasehold 125 Years From 1st August 2014 (TBC By Solicitor) • Service Charge Of £181.46 PCM • Ground Rent Of £37.15 PCM (Capped) Grade II Listed • Mains Electric and Water Services • 0.5 Miles From Lichfield City Station • Energy Rating C

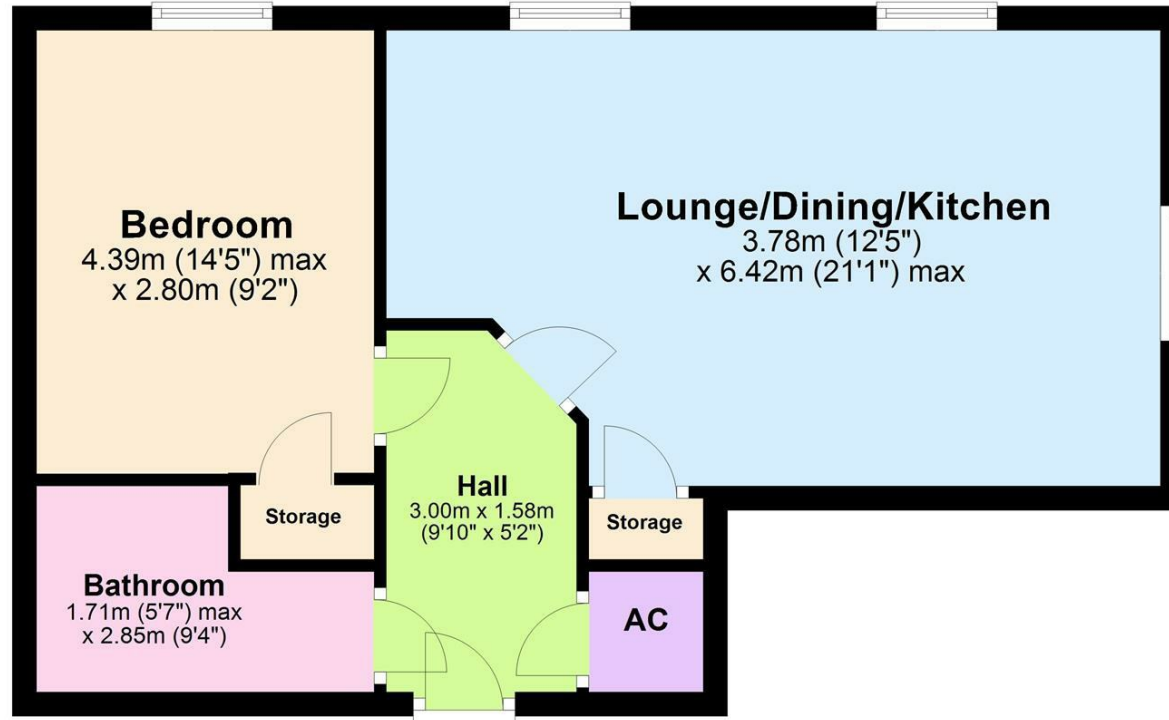






Ground Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Total area: approx. 44.7 sq. metres (481.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		



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