






ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Chapter House, Monks Close, Lichfield - No Upward Chain & City Centre

Offers In Region Of £325,000

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No upward chain - One of the most beautifully presented and tasteful retirement apartments you're likely to see, nestled right in the heart of Lichfield's vibrant city centre.

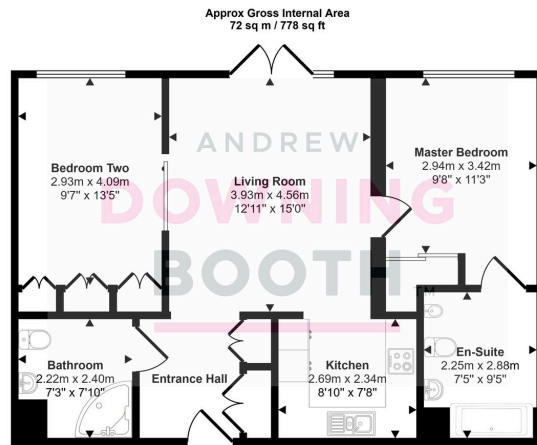
This outstanding home lies moments from the award-winning Beacon Park and a host of upmarket bars, restaurants, major supermarkets, Lichfield Cathedral and highly respected schools. Commuting is effortless; Lichfield City station is just a short stroll away for direct services to Birmingham, while Lichfield Trent Valley - within a short drive - offers a direct link to London.

The accommodation boasts an impeccable standard of appointment throughout, featuring a welcoming entrance hall, gorgeous light and airy living room, high specification fitted kitchen, two excellent double bedrooms and the tasteful contemporary bathroom, with the Master bedroom complete with its own modern en-suite shower room. A range of storage is not something often associated with apartments, but with this one, it's plentiful, with various cupboards and built-in wardrobes available.

Exceptional on-site care and facilities are also available, with immaculately maintained communal gardens and an orangery, amongst others. A viewing is imperative to appreciate all that's on offer.

The property is leasehold, with a term of 999 years commencing in 2017, with the most recent service charge understood to be £6561 November 2024 until October 2025, and a ground rent of £300 per annum. These figures are provided in good faith only and should be verified by a solicitor.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- No Upward Chain
- Beautiful Standard Of Presentation Throughout
- Ample On-Site Facilities, Care & Social Events
- Gorgeous & Immaculately Maintained Communal Gardens
- EPC Rating: B / Council Tax Band: D
- Luxury Two Double Bedroom First Floor Retirement Apartment
- Superb Master Bedroom With En-Suite
- Virtual 360 Degree Tour Available
- Option For Car Parking Space Subject To Availability



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	