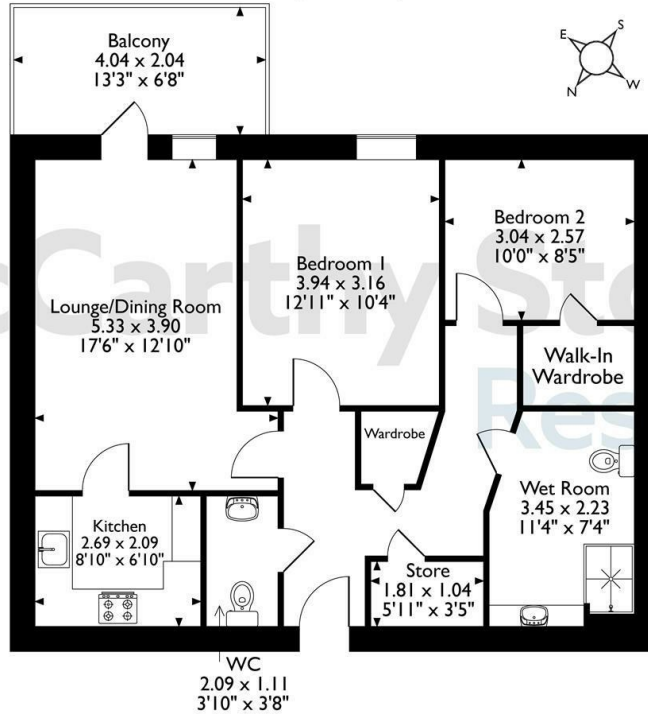
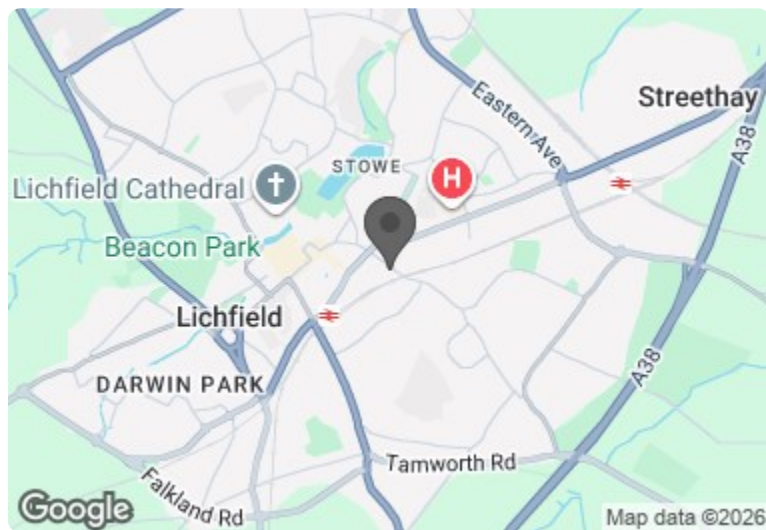


Stowe Place, Apartment 50, Rotten Row, Lichfield, Staffordshire  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 50 Stowe Place

Rotton Row, Lichfield, WS13 6JE



PRICE REDUCTION

Offers in the region of £395,000 Leasehold

\*Come along to our Open Day - Saturday 25th July 2026 - from 12pm to 3pm - BOOK YOUR PLACE TODAY!\*

A well presented two-bedroom apartment located on the second floor of this highly regarded retirement development, with the added benefit of lift access to all floors. The property features French doors opening onto a private walk-out balcony, creating a bright and airy living space ideal for relaxation and entertaining. The spacious lounge offers ample room for both living and dining furniture, while the contemporary fitted kitchen is finished in sleek high-gloss units and includes a range of integrated appliances.

The apartment further benefits from a modern shower room and a separate guest WC, providing both comfort and convenience also having its own designated parking space close to the main entrance.

Stowe Place, an exclusive McCarthy Stone retirement development for the over 70s, is ideally situated in the heart of Lichfield. Residents enjoy access to excellent on-site facilities, including a welcoming bistro and a homeowners' lounge where a variety of social activities and events regularly take place, fostering a vibrant and friendly community atmosphere.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

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Registered in England and Wales No. 10716544



# Stowe Place, Rotton Row, Lichfield

## 2 Bed | £395,000

PRICE REDUCED

### Stowe Place

This attractive Retirement Living PLUS development in lovely Lichfield includes 28 one bedroom and 37 two bedroom retirement apartments for sale exclusive to the over 70s all sharing beautiful communal facilities. These retirement properties in Lichfield are located in the heart of this historic city, so you're close to a number of facilities and amenities, including pubs, restaurants, supermarkets, a pharmacy, an optician, a medical practice and a dentist. Central Lichfield is a great place for a spot of retail therapy too, as the quaint streets are lined with high street chains and independent boutiques.

Lichfield is a city that's steeped in history, so you'll find plenty to see, do and explore near the retirement development. There are Georgian museums, the birthplace of Samuel Johnson and Erasmus Darwin House. Plus, there's also Lichfield's iconic medieval cathedral. For something a little bit different, head to the National Memorial Arboretum. Here you'll find over 330 thought-provoking memorials surrounded by lush and maturing woodland.

Plus, from our retirement properties in Lichfield, you'll find it easy to take day trips. In the centre of the city, there's a mainline train station that offers regular links to Birmingham and London. By road, it's also easy to travel. The A38 and the A5 both provide important transport links across the country, and the M6 Toll offers support for strategic trips.

### Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Entrance Hall

The front door with spy hole leads to the entrance hall. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. From the hallway there is a door to a large walk-in storage cupboard and a separate airing cupboard offering additional storage. Also having a Guest WC with wash hand basin. All other doors lead to the living room, both bedrooms and shower room.

### Living Room

A delightful and generously proportioned living room offering a bright and welcoming atmosphere, with ample space to accommodate both comfortable lounge furnishings and dining. The room is beautifully enhanced by a double glazed French door opening onto a private walk-out balcony, providing an ideal spot to enjoy the surroundings.

The living area is thoughtfully equipped with a telephone point, TV point with Sky/Sky+ capabilities, and multiple power sockets conveniently positioned throughout. An attractive oak-effect feature door with glazed panels adds a stylish finishing touch while allowing light to flow through, leading seamlessly into the separate fitted kitchen.

### Kitchen

A contemporary fitted kitchen thoughtfully designed with both style and practicality in mind, featuring a comprehensive range of sleek high-gloss base and wall mounted units providing ample storage space. The kitchen is further enhanced by under-counter feature lighting, creating a modern and inviting atmosphere while offering excellent task illumination across the work surfaces.

Having a single stainless steel sink unit with drainer and mixer tap. Integrated appliances include an electric oven and a ceramic four-ring hob with a modern extractor hood above, offering a streamlined and functional cooking area. There is also an integrated fridge and freezer neatly concealed within the cabinetry, maintaining the kitchen's clean and contemporary appearance.

The room is finished with a practical tiled floor, combining durability with ease of maintenance, making this an attractive and highly functional kitchen ideal for everyday living.

### Principal Bedroom

A light-filled and generously proportioned south-facing double bedroom, enjoying an abundance of natural sunlight throughout the day and creating a warm and inviting atmosphere. The room offers ample space for a range of bedroom furniture and is further enhanced by a large walk-in wardrobe fitted with shelving and hanging rails, providing excellent storage and organisation options.

Additional features include ceiling light fittings, a TV point, telephone point, and an emergency response pull cord for added peace of mind and convenience. A floor to ceiling window allows natural light to flood the room while offering a pleasant outlook, further enhancing the bright and airy feel of this comfortable bedroom.

### Bedroom Two

A good sized second double bedroom with a floor to ceiling feature double glazed window. Central ceiling light fitting. TV point. Power sockets. This second bedroom also offers a variety of different uses, ideal as extra living space or could be used as a living /dining room, study or hobbies room

### Shower Room

A modern wet room style shower room thoughtfully designed with accessibility, comfort, and practicality in mind. The room features slip-resistant flooring for added safety, complemented by fully tiled walls which create a clean and contemporary finish while also being easy to maintain.

The suite comprises a level-access shower area, ideal for ease of use, along with a low-level WC and a stylish vanity unit incorporating a wash hand basin with useful storage beneath. Positioned above the basin is a fitted mirror, completing the functional and modern design of the room.

Additional features include an emergency response pull cord, providing extra reassurance and peace of mind, making this shower room perfectly suited to comfortable retirement living.

### Guest WC

A guest WC is conveniently located off the entrance hallway, having a low level WC and a wash hand basin

### Service Charge Breakdown

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual service Charge: £10,812.14 for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Lease Information

999 year lease from 1st Jan 2022  
Ground rent £510 per annum  
Ground rent review: 1st Jan 2037

### Parking

This apartment benefits from an allocated parking space close to the main entrance.

### Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

