



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Chapter House, Monks Close, Lichfield, WS13 6QR - No Upward Chain & City Centre

£410,000

🛏️ 2 🚿 2 🚗 1



NO UPWARD CHAIN - A simply superb two double bedroom second floor over 55's retirement apartment within the highly desirable and wonderfully located Chapter House development at Monks Walk.

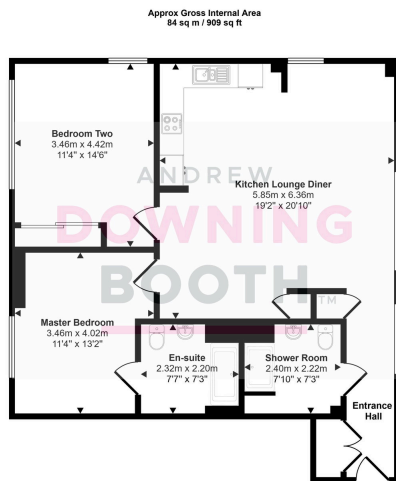
Nestled well and truly in the centre of Lichfield, the property enjoys unrivalled access to a fabulous array of amenities, including Beacon Park, Lichfield Cathedral and various popular pubs and restaurants, as well as being just a short walk from Lichfield City train station, offering direct links to Birmingham and other surrounding areas.

The accommodation consists of a welcoming entrance hall, an impressive and naturally bright open plan high specification kitchen, lounge/diner, two spacious double bedrooms (Master with contemporary en-suite shower room) and the main WC, with the vast majority of the accommodation also being fitted with underfloor heating.

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 totalling around £7,000 and a ground rent of £300 per annum.





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.

- Luxury Two Bedroom First Floor Over 55's Retirement Apartment
- Immaculately Maintained Grounds With Gardens & Communal Living Space
- Beautiful Living Room Enjoying A Superb Garden Outlook
- Virtual 360 Degree Tour Available
- Council Tax Band: D
- Exceptional & Highly Desirable City Centre Location
- High Specification Kitchen With A Range Of Appliances
- No Upward Chain
- EPC Rating: TBC

