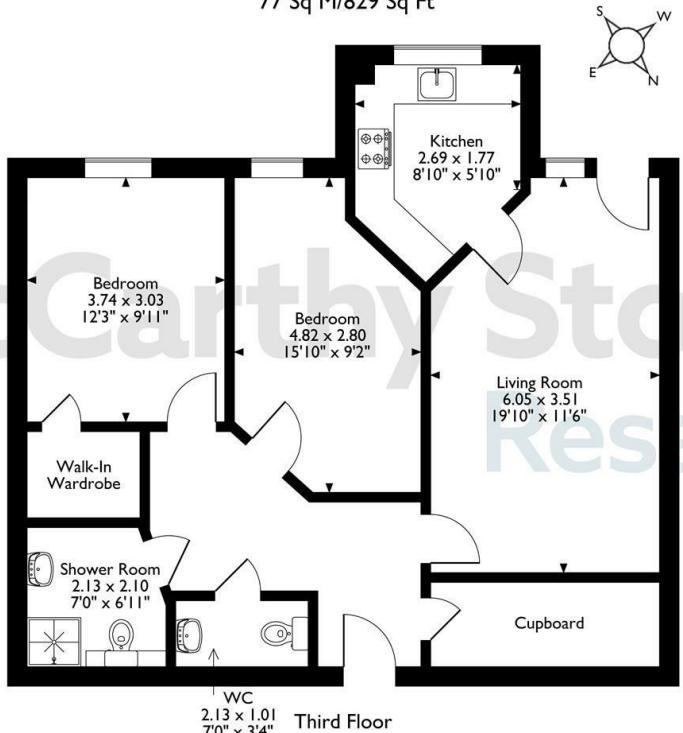
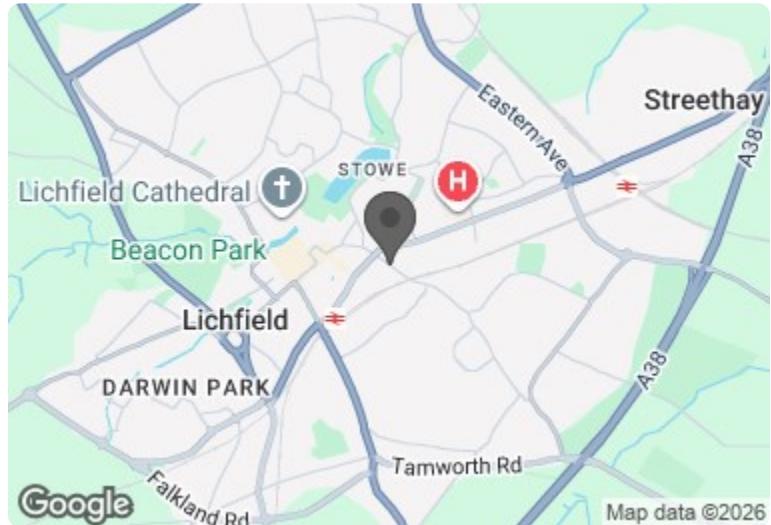


Stowe Place, Apartment 62, Rotten Row, Lichfield, Staffordshire,  
Approximate Gross Internal Area  
77 Sq M/829 Sq Ft



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



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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</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			
England & Wales		EU Directive 2002/91/EC	



## 62 Stowe Place

Rotten Row, Lichfield, WS13 6JE

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £375,000 Leasehold**

A well-presented TWO BEDROOM apartment situated on the THIRD FLOOR with LIFT access. Boasting a SOUTH WEST FACING primary aspect, with French door opening onto a Sunny Juliette balcony, a light and spacious living area with ample room for DINING, A MODERN fitted kitchen finished in sleek high gloss with INTEGRATED appliances, a SHOWER ROOM and GUEST W.C. Stowe Place, a McCarthy Stone retirement development is nestled in Lichfield and boasts an ON-SITE BISTRO and HOMEOWNERS LOUNGE where SOCIAL activities take place.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

# Stowe Place, Rotton Row, Lichfield

## 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.

## 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/airing cupboard. Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms and shower room.

## Living Room

A delightfully bright south facing living room complimented by a double glazed French door opening onto a Juliette balcony. The living room has the added benefit of a study/dining area with a full length window. Telephone point. TV point (with Sky/Sky+).



capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units for ample storage with undercounter feature lighting. A UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor.

## Master Bedroom

A light and spacious south facing double room boasting a large walk-in wardrobe with shelving and rails. Ceiling lights, TV and phone point. Emergency response pull cord. Double glazed window allowing light to flood the room.

## Bedroom Two

A good sized second double bedroom with large 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

Full wet room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

## 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

**2 Bed | £375,000**

PRICE  
REDUCED

- 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: £10,928.31 for financial year ending 28/02/2026.

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

## 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

