



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Chapter House Monks Close, Lichfield, WS13 6QR

£310,000

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No upward chain - An exceptional opportunity for an exquisitely appointed one bedroom over 60's retirement apartment, nestled within the sought after Chapter House development in Lichfield's thriving city centre.

Chapter House is ideally situated moments from Lichfield's historic city centre, providing easy access to a wide array of amenities including independent shops, cafés, restaurants, and leisure facilities, all within walking distance. The development is also well-placed for local parks and green spaces, offering beautiful surroundings for leisurely strolls. Excellent transport links are available, with Lichfield City and Lichfield Trent Valley train stations both easily accessible, offering regular services to Birmingham and direct services to London Euston, making this an ideal location with convenient commuter routes. The central yet tranquil setting offers a perfect blend of convenience, community, and quality of life.

The accommodation is arranged on one floor and comprises a welcoming entrance hall, a generous open-plan living and dining space with a Juliet balcony, and a modern kitchen. There is a comfortable master bedroom with an en suite shower room, a further well-proportioned bedroom, and a separate guest WC. Residents benefit from access to a fully furnished lounge with a kitchen and wood-burning stove, beautifully maintained communal gardens with an orangery, and a vibrant calendar of social events coordinated by a dedicated on-site team.

To fully appreciate the space, amenities, and superb location on offer, we invite you to arrange a viewing.

Entrance Hall

The entrance hall is fitted with tiled flooring and benefits from two useful built-in storage cupboards, one of which houses the boiler system. Doors provide access into the guest WC and the main living space.

Guest WC

The guest WC is fitted with a low level flush WC and a wash hand

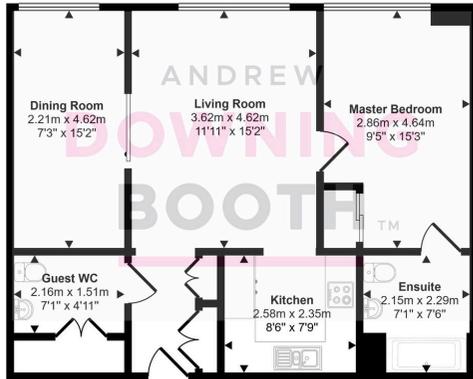


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Approx Gross Internal Area
64 sq m / 685 sq ft



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 One Bedroom Over 60's Retirement Apartment
- No Upward Chain
- Nestled In The Heart Of Lichfield City Centre
- Allocated Parking Space Available If Desired
- High Specification Kitchen With A Range Of Appliances
- Beautiful Living Room Enjoying A Beautiful Outlook Of Lichfield & Communal Living Space
- Immaculately Maintained Grounds With Gardens & Communal Living Space
- Lift Access To All Floors
- EPC Rating: C
- Council Tax Band: D

