



ANDREW
DOWNING
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ESTATE AGENTS

Malborough House, St. John Street, Lichfield, WS13 6PB - City Centre Location

Offers Over £300,000

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An outstanding ground floor two-bedroom grade II listed apartment, beautifully presented and ideally situated in Marlborough House, enjoying a prime city centre location in Lichfield.

This property is perfectly positioned in the heart of Lichfield City Centre, offering excellent access to a wide array of amenities including independent shops, cafés, restaurants, and leisure facilities, all within comfortable walking distance. Residents can also enjoy nearby parks and green spaces, providing pleasant environments for outdoor activities. Excellent transport links are readily available, with Lichfield City train station offering regular services to Birmingham, and Lichfield Trent Valley station providing direct services to London Euston, making this an ideal location with convenient commuter routes.

The accommodation is arranged on one floor and features a welcoming entrance hall leading to a spectacular open-plan breakfast kitchen and living area – truly the heart of this home. There is a spacious master bedroom with an en-suite shower room, a further generously sized double bedroom, and a modern family bathroom.

Early viewing is highly recommended to fully appreciate the space, contemporary finish, and superb city centre location on offer. Contact us today to arrange your viewing.

Entrance Hall

A welcoming entrance featuring stylish herringbone wood-effect flooring and a door leading through to the main hallway.

Open Plan Breakfast Kitchen & Living Area

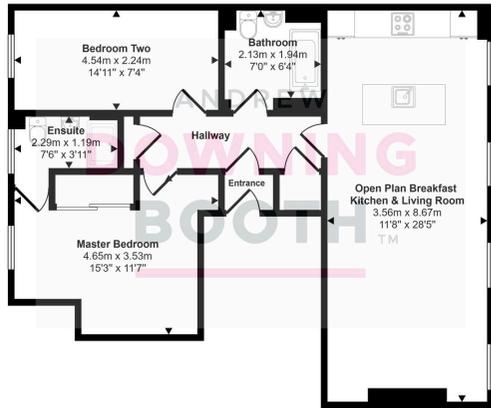
Truly the heart of the home, this impressive open-plan space is designed for modern family living and entertaining.

Kitchen

A contemporary kitchen fitted with a range of matching wall and base units, complemented by work surfaces incorporating a one-



Approx Gross Internal Area
72 sq m / 779 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.

- Impeccably Appointed Two Bedroom Ground Floor Apartment
- Contemporary Style Open Plan Breakfast Kitchen & Living Area
- Allocated Parking Space
- EPC Rating: C
- Prime City Centre Location
- Master Bedroom With Ensuite Shower Room
- Grade II Listed Building
- Council Tax Band: D

