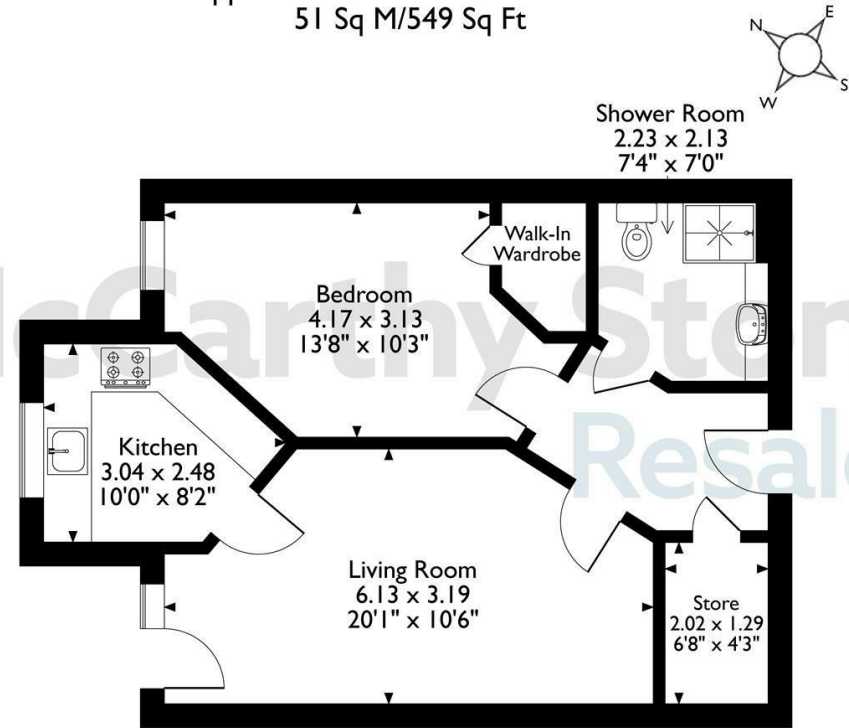


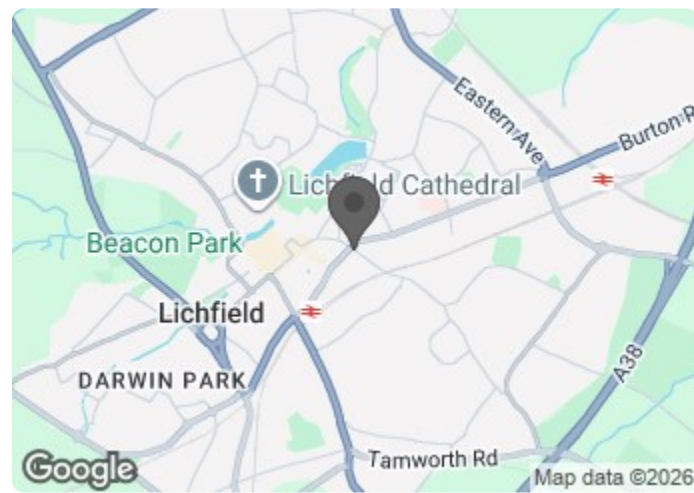
Stowe Place, Apartment 19, Rotten Row, Lichfield, Staffordshire
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



First Floor Flat

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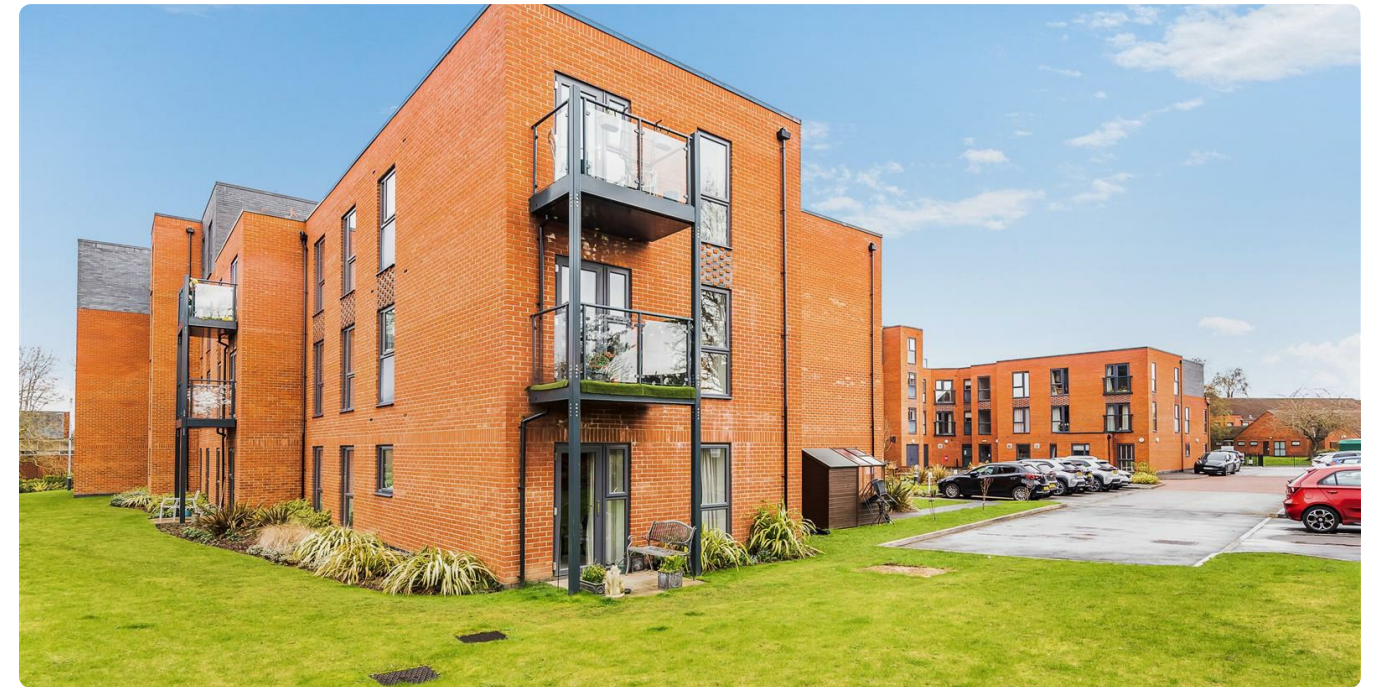
Council Tax Band: B



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

19 Stowe Place

Rotten Row, Lichfield, WS13 6JE



Offers in the region of £300,000 Leasehold

****OFFERS IN THE REGION OF £300,000 WITH PARKING OR WITHOUT PARKING FOR £290,000****

Viewing is highly recommended to fully appreciate this delightful apartment, forming part of our McCarthy and Stone *Retirement Living Plus* development for the over 70s, located within the prestigious Stowe Place development in Lichfield.

This beautifully presented one-bedroom retirement apartment is situated on the first floor, with the convenience of lift access to all floors, offering both comfort and ease of living.

The accommodation briefly comprises a welcoming entrance hallway, leading through to a spacious and light-filled lounge/diner, ideal for both relaxing and entertaining having attractive views to include Lichfield Cathedral.

The modern, fully fitted kitchen is well-appointed with a range of integrated appliances, designed for both practicality and style. The generously sized bedroom offers a peaceful retreat, while the contemporary shower room is finished to a high standard, completing this well-designed and thoughtfully laid out home.

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. Unauthorised reproduction is strictly prohibited.



Stowe Place, Rotten Row, Lichfield

1 bed | £300,000

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

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 speak with our Property Consultant today.

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. All other doors lead to the living room, bedroom and shower room.

Living room

A generously proportioned living room offering ample space for both relaxation and dining, enhanced by far-reaching views including Lichfield Cathedral. The room is well-equipped with a telephone point, TV point (with Sky/Sky+ capabilities), and multiple power sockets. An oak-effect feature door with glazed panels leads through to a separate, well-appointed kitchen.

Kitchen

A stylish, modern fitted kitchen featuring a range of high-gloss base and wall units, complemented by under-cabinet lighting. A UPVC double-glazed window, positioned above a single sink unit with drainer and mixer tap, offers pleasant views over the development. The kitchen is well-equipped with an integrated electric oven, a four-ring ceramic hob with extractor hood above, and a built-in fridge freezer, providing both functionality and a sleek finish.

Bedroom

A bright and airy, generously sized double bedroom featuring a large walk-in wardrobe complete with shelving and hanging rails, providing excellent storage. The room benefits from ceiling lighting, along with TV and telephone points for convenience. An emergency response pull cord is also installed for added peace of mind.

Shower Room

A fully fitted wet room designed with practicality and safety in mind, featuring slip-resistant flooring and fully tiled walls. The suite comprises a level-access shower, low-level WC, and a vanity unit with inset wash basin and mirror above. An emergency pull cord is also in place for added reassurance.

Parking

This apartment includes a sought after allocated parking space

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: £8,275.54 for financial year ending 28/02/2027

Lease Information

999 year lease from 1st January 2022

Ground rent: £510 per annum

Ground rent review 1st Jan 2037

Additional Information and Services

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

