



Bill Tandy

and Company

Apartment 52 Stowe Place Rotten Row, Lichfield,  
Staffordshire, WS13 6JE

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## Apartment 52 Stowe Place Rotten Row, Lichfield, Staffordshire, WS13 6JE

# £260,000

Bill Tandy and Company are delighted in offering for sale this recently built second floor retirement apartment within the prestigious complex of Stowe Place recently built by McCarthy and Stone. The property is positioned on the edge of Lichfield city centre and is within walking distance of Lichfield's amenities and there are also nearby bus and train stations. This second floor apartment for the over 70's offers generously sized accommodation comprising reception hall with store cupboard, lounge/dining room, study/store, breakfast kitchen, bedroom with walk-in wardrobe and a shower wet room. The property is offered with the benefit of no upward chain and internal viewings are highly recommended to appreciate the full extent of the property.



### COMMUNAL ENTRANCE

with stairs and lifts rising to the second floor giving access to the apartment. Private entrance door opens to:

### PRIVATE ENTRANCE HALL

having electric heater, ceiling spotlighting and useful large store cupboard. Doors open to:

### LOUNGE/DINING ROOM

7.04m max x 3.90m (23' 1" max x 12' 10") having double glazed window and door to glazed Juliette balcony, electric heater and doors open to:

### STUDY/STORE

1.63m x 1.50m (5' 4" x 4' 11") ideal as a home office, or for storage.

### BREAKFAST KITCHEN

having double glazed window to side, LVT flooring, modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl sink, inset Bosch oven with four ring electric hob and integrated fridge and freezer.

### BEDROOM ONE

4.54m max x 3.89m (14' 11" max x 12' 9") having double glazed window to rear, electric heater and walk-in wardrobe with hanging space and shelving.

### SHOWER WET ROOM

2.28m x 2.17m (7' 6" x 7' 1") having vanity unit with inset wash hand basin and storage space beneath, low flush W.C., shower cubicle with tiled floor and tiled splashback surround.



### OUTSIDE

The complex is approached via electrically operated gates from Rotten Row providing access to the complex which is surrounded by well cared for gardens. There are visitor car parking spaces, however there is no allocated parking space for this apartment.

### SERVICE CHARGE/APARTMENT FACILITIES

Stowe Place built by McCarthy and Stone has a Service Charge of £694.00 per month which includes water and sewerage, buildings insurance, full time on-site Scheme Manager, subsidised restaurant and a one hour weekly clean. The complex has been recently built and for this reason offers superb facilities for the over 70's. Should you proceed with the purchase of the property these details must be verified by your solicitor. The purchase may be subject to an on-site meeting with the Scheme Manager.

(Please ask your solicitor to verify the above details before legal commitment)

### COUNCIL TAX

Band C.



## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, and electricity and gas connected.  
For broadband and mobile phone speeds and coverage,  
please refer to the website below:  
<https://checker.ofcom.org.uk/>

## LEASE TERMS

Lease: 999 years from and including 1 January 2022  
(Please ask your solicitor to verify the above details  
before legal commitment)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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, Scotland & Wales		
EU Directive 2002/91/EC		

## TENURE

Our client advises us that the property is Leasehold.  
Should you proceed with the purchase of the property  
these details must be verified by your solicitor.

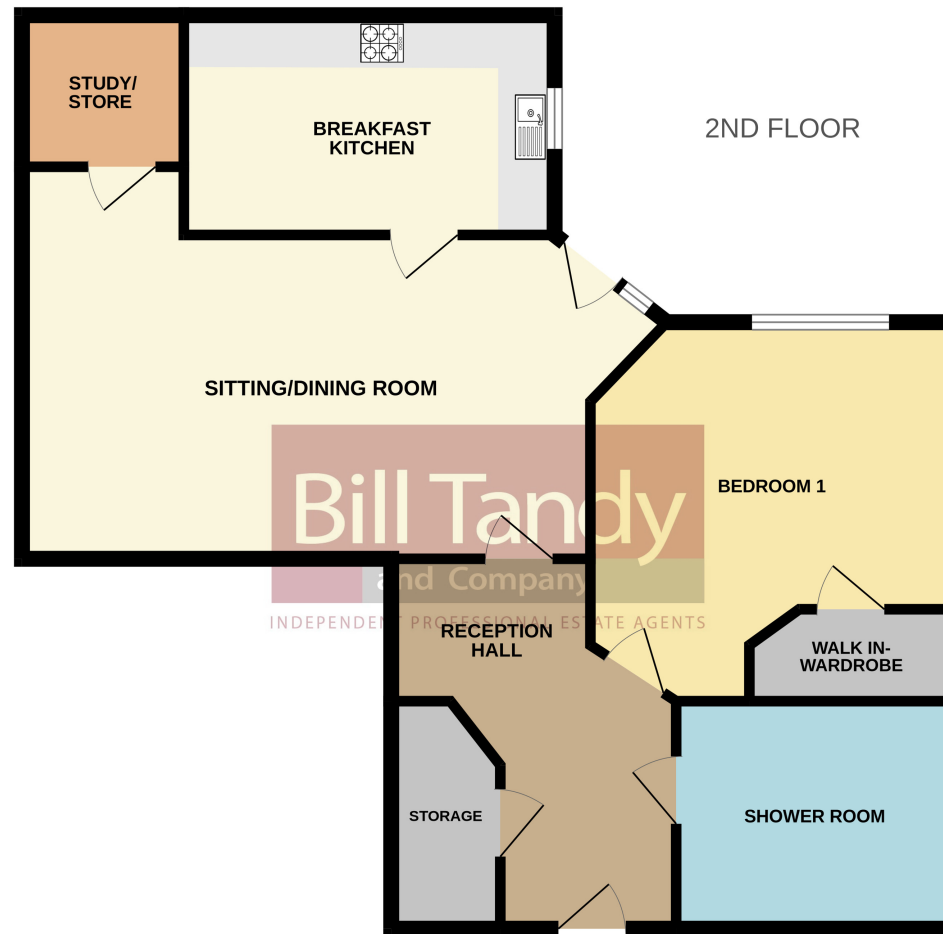


## VIEWING

By arrangement with the Selling Agents, Bill Tandy and  
Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ  
on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate,  
if there is any point which is of importance to you, please  
contact the office, particularly if travelling some distance  
to view the property. Likewise the mention of any  
appliance and/or services does not imply that they are in  
full and efficient working order.





52 STOWE PLACE, ROTTEN ROW, LICHFIELD, WS13 6JE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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