

Bill Tandy
and Company

67 The Malthouse, Cairns Close, Lichfield, WS14 9TP

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£465,000

Bill Tandy Lichfield are delighted to offer one of the most impressive and exclusive apartments within this Cathedral City. Located within the converted Grade II Listed Malthouse, this top floor apartment has the benefit of a lift taking you directly to your impressive apartment. The Malthouse is superbly located within close proximity to the city centre of Lichfield enjoying a range of facilities close by. The location is also ideal for commuters with nearby trainline access to both Birmingham and London, nearby road networks include M6, M42 M6 Toll and A38. The property comprises an impressive hall with vaulted ceiling, open plan lounge with dining area and modern kitchen, doors lead off to a balcony providing superb views of the Lichfield Cathedral, two bedrooms with the main bedroom with its own dressing room and en-suite, further bathroom and laundry room. The complex is approached by electrically operated gates with the apartment enjoying two parking spaces. Internal viewings are highly recommended.



PROPERTY:

On approaching The Malthouse, this impressive building of luxury apartments enjoys both vehicle and pedestrian access via security gates with additional exit gate. Entering the complex, the property enjoys 2 parking spaces allocated to the Penthouse apartment.

The Malthouse is accessed via keypad entry communal door opening to the main hallway with access to staircase and lift. The lift to the Penthouse apartment enjoys its own key only access to the top floor. When ascending to the fourth top floor, the property enjoys an entrance door opening to the main stunning reception hall complimented with vaulted ceiling with exposed beams. Off the hall is a useful store cupboard and laundry room.

One of the main features of the apartment is its stunning open plan Sitting/Dining Kitchen with impressive vaulted ceiling complimented with original features including exposed beams and brick wall. Double opening doors open to the rare yet highly useful balcony garden with stunning Cathedral and panoramic City views. Located off the hall are access to the two double bedrooms and bathroom. The master bedroom enjoys newly fitted bedroom furniture including bedside cabinets and further chest of drawers. The room is further complimented with stunning vaulted ceiling with exposed beams.. Located off the main bedroom is its dressing room with his and her wardrobes, recently added loft access with loft hatch, ladder and provides a great space for storage with skylight window. Located off the dressing area is a en-suite shower room. Bedroom 2 is a generous size double guest bedrooms dual aspect with windows to side and rear. The main bathroom further enjoys his and her sinks, low flush w.c., bath with shower above.

This highly unique apartment needs to be viewed to be fully appreciated and early viewings are highly recommended.



LEASE DETAILS AND CHARGES

The vendor's inform us that the property has approximately 117 years remaining on the lease. Service charge is approximately £284 per month with a ground rent of £295 per annum.

All the above details should be checked via your solicitors before legal commitment.

COUNCIL TAX

Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
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.

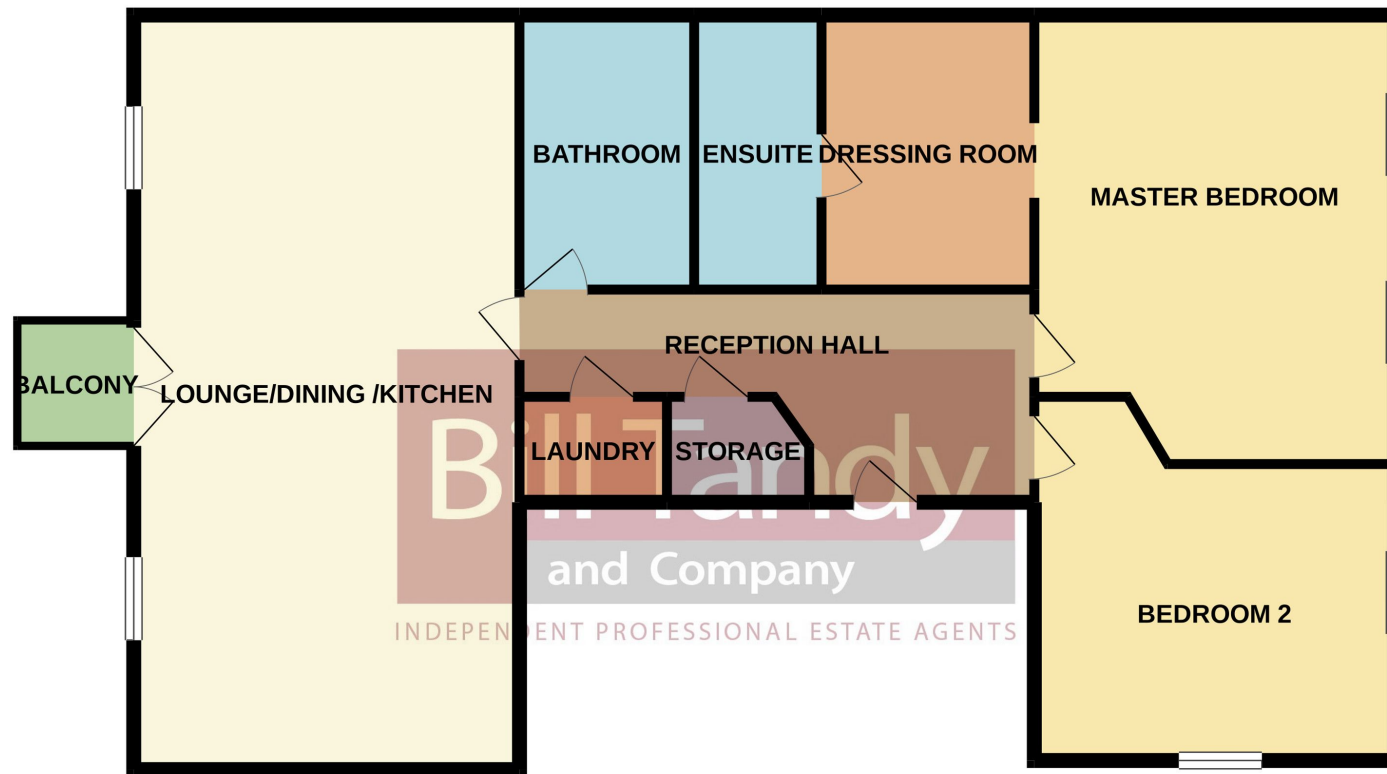


VIEWING

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

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.

FOURTH FLOOR



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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