



3 St. Chads Court Cross Keys,  
Lichfield WS13 6EA

Downes & Daughters  
ESTATE AGENCY

3 St. Chads Court Cross Keys,  
Lichfield WS13 6EA  
£150,000

A thoroughly impressive ground floor apartment with patio seating area in this select development of just 11 apartments in a prime central location, perfectly situated for the convenience of town centre shopping, is opposite Stowe Pool and only moments away from the Cathedral and many restaurants, cafes and bars. This ground floor apartment has just undergone a major refurbishment and is now offered for sale in a faultless modern style and benefits from an extended lease of 992 years and no onward chain. The accommodation comprises: entrance hallway with intercom entry and two storage cupboards, living/dining room with access to patio, contemporary kitchen with appliances, bedroom with fitted wardrobes and a modern bathroom. Further benefits include: recent redecoration and recarpeting, an allocated parking space and communal gardens.

Viewing is essential to appreciate the level of refurbishment, desirable position within the development and attractive central position within the City Centre.

#### INTERNAL ACCOMMODATION

Entrance Hallway With Intercom & Two Storage Cupboards • Living Room With Central Fireplace & Sliding Patio Doors To Outside • Bedroom With Fitted Wardrobe • Refitted Kitchen • Modern Bathroom

#### OUTSIDE & COMMUNAL AREAS

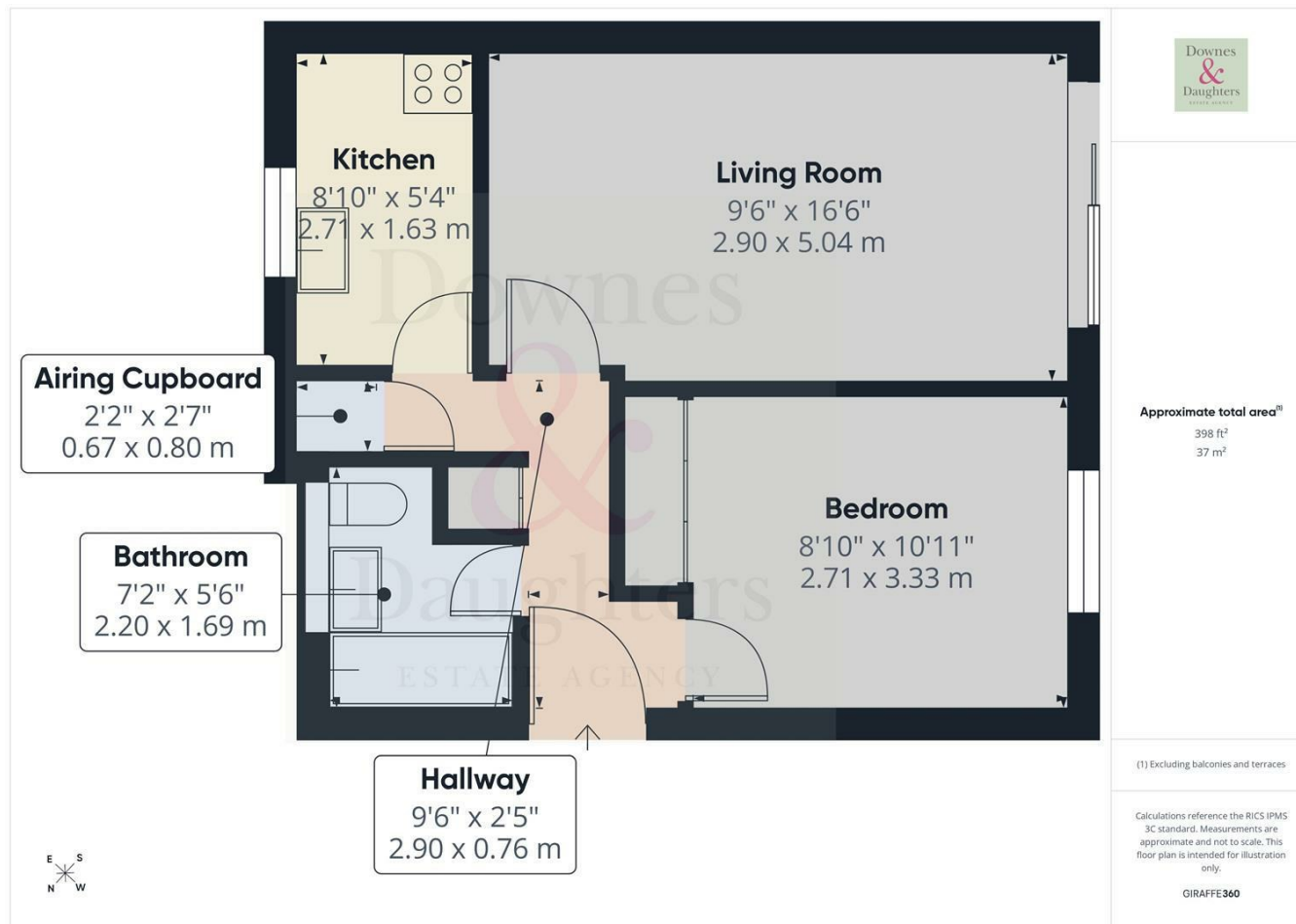
Communal Hallway With Intercom Entry System • Communal Landscaped Gardens • Patio Seating Area Directly Outside Living Room Patio Doors • Allocated Parking Space In Carpark

#### FURTHER INFORMATION

Leasehold With 999 Years From 2019 (TBC By Solicitor) • Council Tax Band B • Energy Rating C • Service Charge Of £1,130 PA • No Ground Rent • All Mains Services • No Onward Chain







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 71      | 74        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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