



Apart 22 Chapter House Monks Close, Lichfield  
WS13 6QR

Downes & Daughters  
ESTATE AGENCY

Apart 22 Chapter House Monks Close,  
Lichfield  
WS13 6QR  
£ 275 000

A thoroughly impressive first floor apartment, with double height ceilings and pleasant views on all sides. Occupying an enviable position within this centrally located landmark 'later living' development completed by the renowned luxury developer, Pegasus, in 2016. Sharing the development with the historic Old Friary, this development of just 45 apartments occupies a prime central yet quiet location, perfectly situated for the convenience of town centre shopping and is only moments away from Beacon Park, the Cathedral and a short walk to many restaurants, cafes and bars. This first floor apartment is presented in a faultless contemporary 'open plan' style and the exacting standards of the Pegasus finish is evident at every turn. The accommodation comprises: entrance hallway with storage cupboards and clever laundry, a double aspect open plan living and dining room with Juliet balcony and fully integrated kitchen and loft space. A lobby style entrance leads to the principal bedroom which has fitted wardrobes, views over the central gardens and a stylish en suite shower room. The second bedroom also has fitted wardrobes and views over the central gardens and the luxury main bathroom is also finished in a tasteful modern style and has a large storage cupboard. Further benefits of Chapter House include: lift access to the upper floors, an on-site team of 'life hosts', boutique hotel style lounge with log burner and kitchenette with regular social events from bridge and garden parties to fish and chip Fridays, manicured gardens and patio and balcony seating areas, a charming orangery and storage facilities with access to Monks Walk. The gated private parking does come with an additional fee and a fully furnished guest apartment is available to book for a nominal fee when family come to visit.

Viewing is essential to appreciate the high standard of accommodation and the warm and welcoming community

**INTERNAL ACCOMMODATION**

Entrance Hallway With Storage Cupboards & Hidden Laundry & Window Overlooking Central Gardens • Double Aspect Open Plan Living, Dining & Kitchen Space • With Juliet Balcony & Pleasant View Over Monks Walk • Lobby Entrance To Principal Bedroom With Fitted Wardrobes & View Over Central Gardens • En Suite Shower Room • Bedroom Two With Fitted Wardrobes & Views Over Central Gardens • Family Shower Room With Large Storage Cupboard • Loft Storage Space Over Kitchen

**COMMUNAL AREAS**

Boutique Hotel Style Lounge • Stylish Kitchen & Bar Facilities • Double Sided Log Burner • Intercom Entrance • Communal Gardens, Patios & Balconies • Orangery • Storage Facilities • Access To Monk's Walk • Private Parking Available (fees apply) • Guest Apartment

**FURTHER INFORMATION**

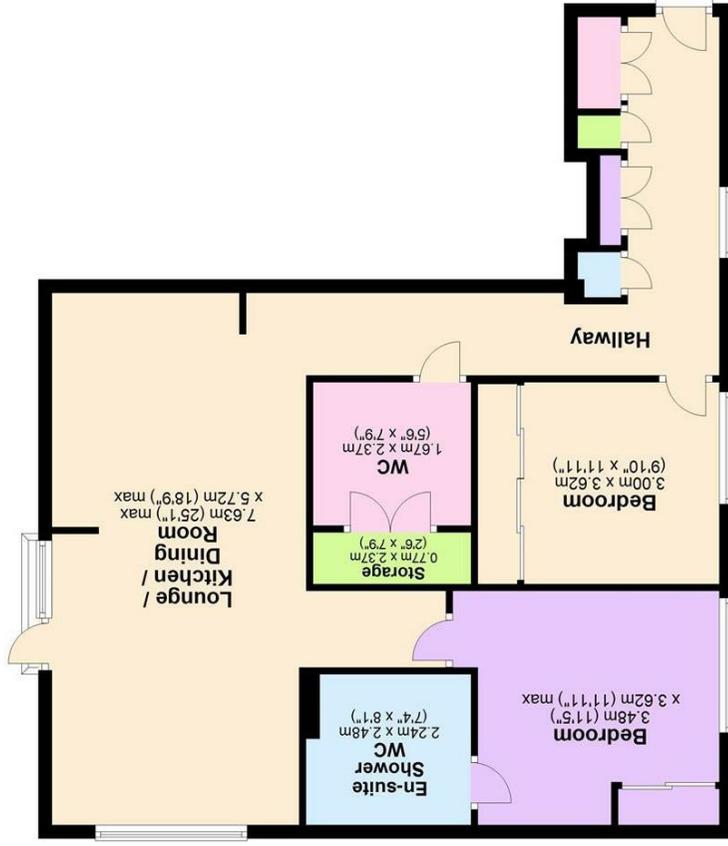
No Onward Chain • On-Site Team of Lifehosts • Leasehold With 993 Years Remaining (TBC By Solicitor) • Ground Rent & Service Charge £7,551 Per Annum (TBC By vendor) • Option for a carparking space is subject to availability and fee.







5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
 www.downesanddaughters.co.uk



Total area: approx. 87.4 sq. metres (941 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-68)
D	(48-58)
E	(38-48)
F	(21-38)
G	(1-20)
EU Directive 2002/91/EC	England & Wales

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(81-91)
B	(69-80)
C	(58-68)
D	(48-58)
E	(38-48)
F	(21-38)
G	(1-20)
EU Directive 2002/91/EC	England & Wales

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