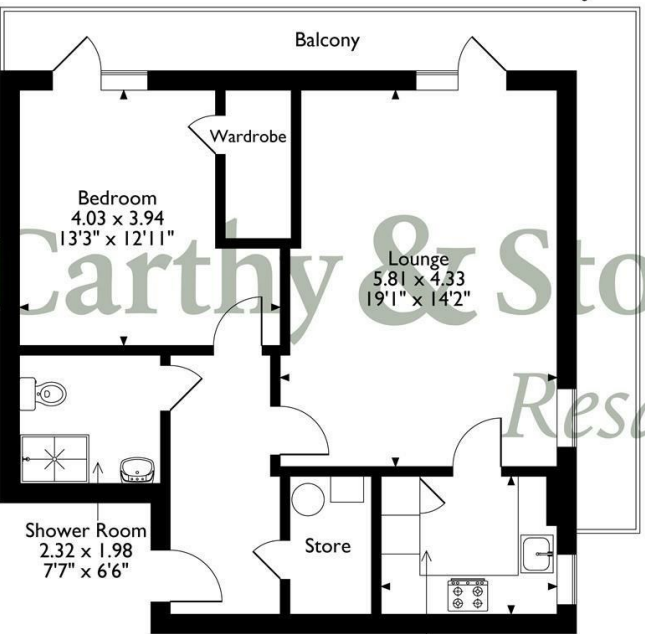


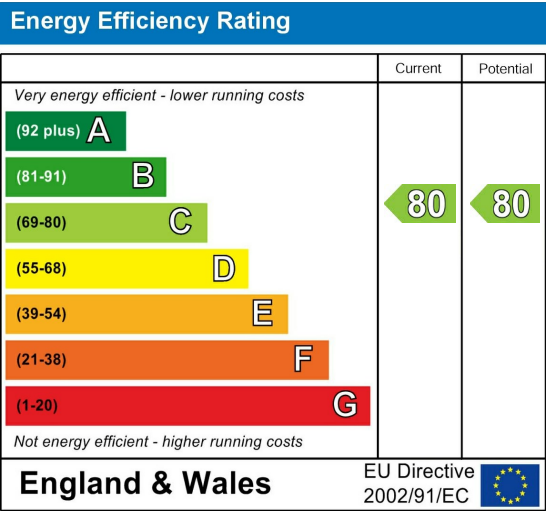
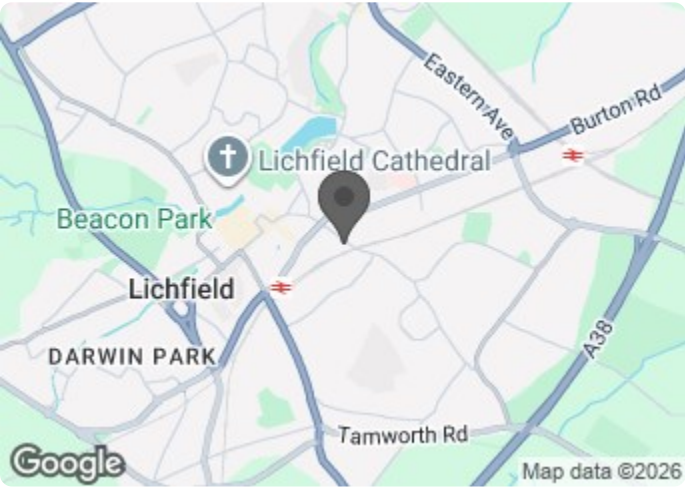
Stowe Place, Apartment 56, Rotten Row, Lichfield, Staffordshire  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



Second Floor

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



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## 56 Stowe Place

Rotten Row, Lichfield, WS13 6JE



## Asking price £330,000 Leasehold

Viewing is highly recommended to fully appreciate this delightful apartment. Having access to a walk out balcony from both the living room and bedroom. 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 second 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 overlooking the 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.

ALLOCATED PARKING SPACE

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Stowe Place, Rotten Row, Lichfield

## 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. A patio door from the living room leads to a walk out balcony.

## 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. A further patio door from the living room leads to a walk out balcony.

## 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 an allocated parking space.



# 1 bed | £330,000

## 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

