

52 Stowe Place

Rotten Row, Lichfield, WS13 6JE

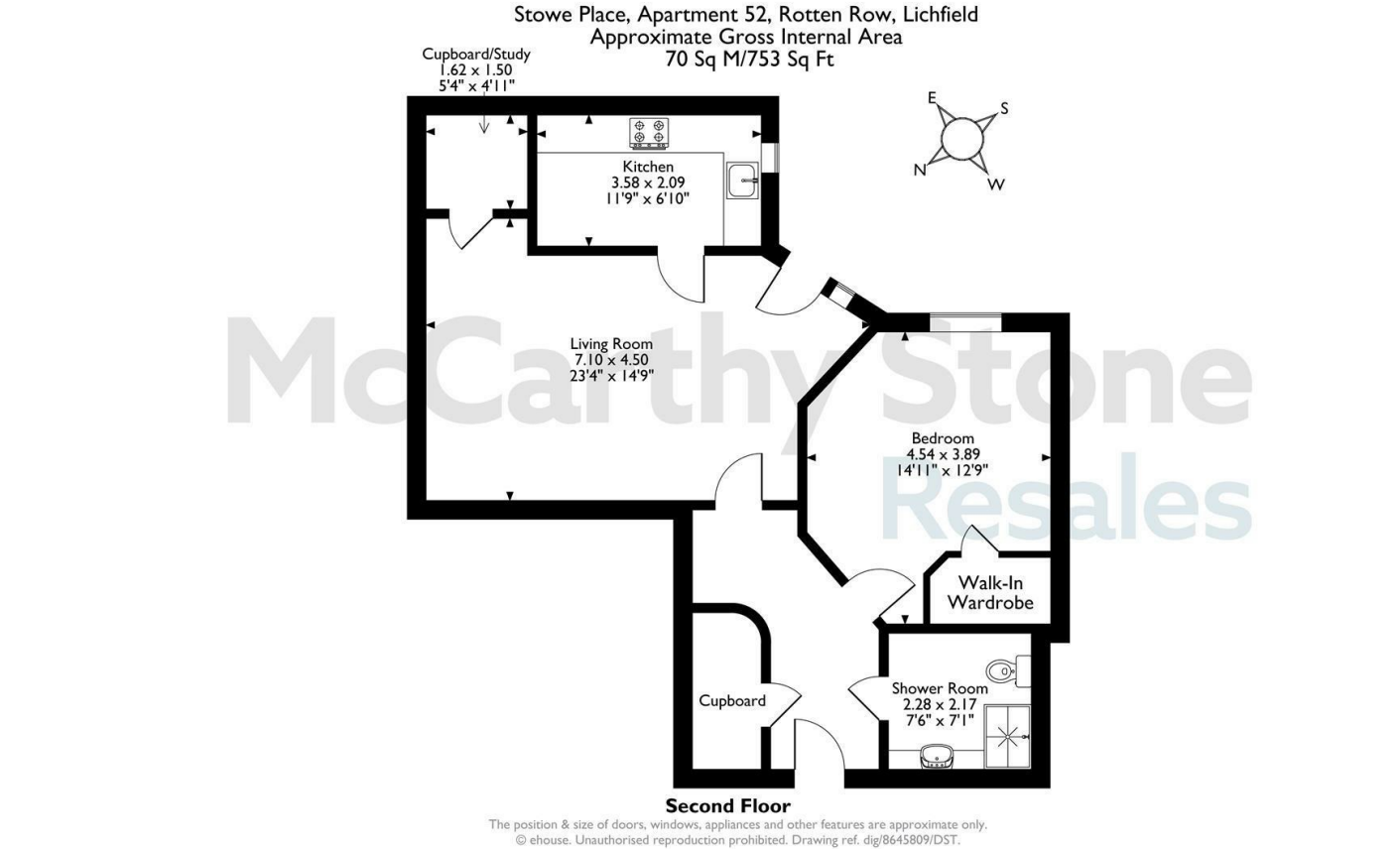


Asking price £260,000 Leasehold

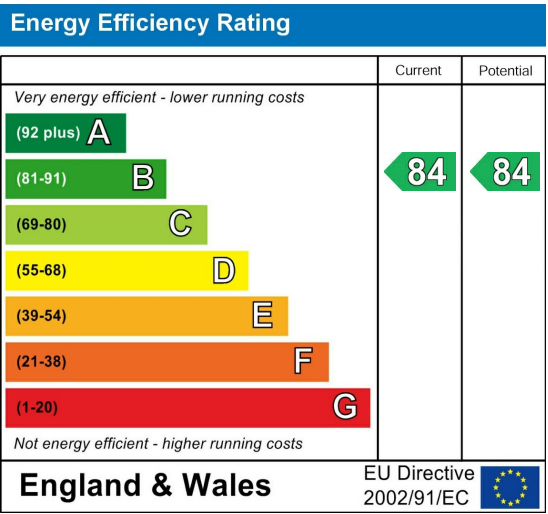
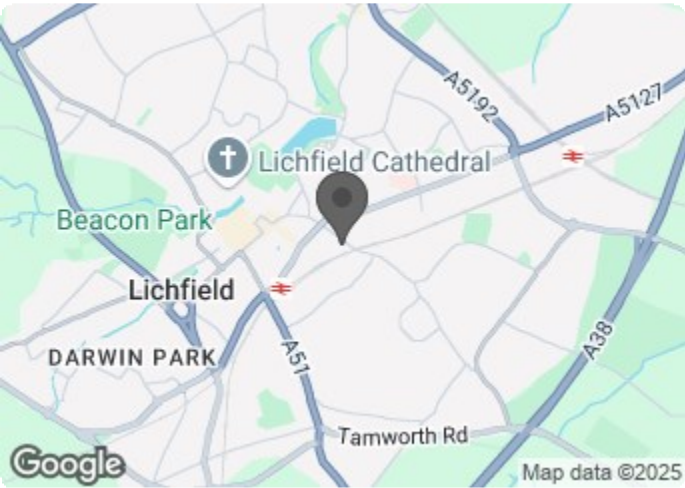
A SPACIOUS BEDROOM retirement apartment situated on the SECOND FLOOR of a McCarthy Stone Retirement Living Plus development in LICHFIELD with the benefit of a ON-SITE BISTRO, COMMUNAL LOUNGE, ESTATE MANAGER and CARE TEAM. PERSONAL CARE PACKAGES AVAILABLE. SPEAK TO US ABOUT PART-EXCHANGE, SOLICITORS AND REMOVALS.

Call us on 0345 556 4104 to find out more.

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



Council Tax Band: B



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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 that can assist with service charges or living costs.
- 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 sized living room with ample space for dining and complimented by a Juliet balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. There is a door to a large storage room which is currently being used as a study. Oak effect feature door with glazed panels lead into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units with undercounter lighting. A UPVC double glazed window overlooks the development and sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer.

Master Bedroom

A bright and airy, spacious double bedroom with full length window and a large walk-in wardrobe with shelving and rails. Ceiling lights, TV and phone point. Emergency response pull cord.

Shower room

Full wet room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

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

1 Bed | £260,000

- 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.

Service Charge: £8,402.40 per annum (for financial year ending 28/02/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

