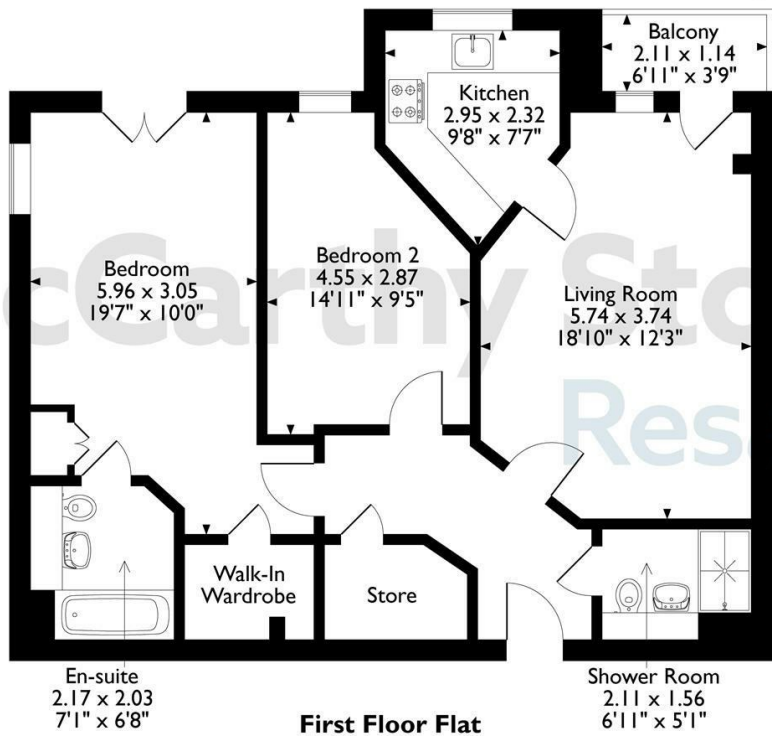
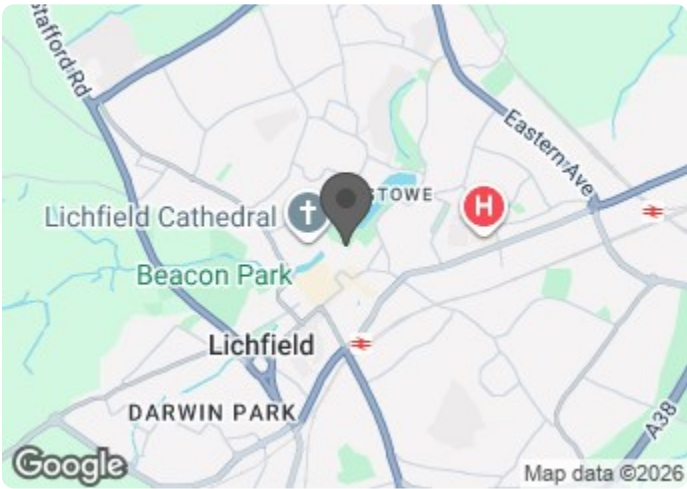


Scott Place, Apartment 18, Cross Keys, Lichfield, Staffordshire,
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

18 Scott Place

Cross Keys, Lichfield, WS13 6EX



Offers in the region of £340,000 Leasehold

****STUNNING TWO BEDROOM RETIREMENT APARTMENT WITH WALK-OUT BALCONY****

McCarthy Stone Resales are delighted to present this highly desirable retirement apartment, exclusively designed for independent living for the over 60s.

The apartment offers well-planned and spacious accommodation throughout. A bright and airy lounge/diner provides an ideal space for both relaxation and entertaining, with French doors opening onto a private walk-out balcony enjoying pleasant views.

The modern fitted kitchen is thoughtfully designed and features a range of integrated appliances, offering both style and practicality.

There are two generously proportioned double bedrooms, with the principal bedroom being dual aspect and benefiting from a walk-in wardrobe, French doors opening inwards to a Juliette Balcony and a contemporary en-suite bathroom. A separate, modern shower room serves the second bedroom and guests.

When your friends and family wish to visit, they too can enjoy comfort and privacy in the guest suite (charges apply).

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

Scott Place, Cross keys, Lichfield, Staffordshire, WS13 6EX

Scott Place

Dreaming of retiring to a close-knit community, where everything you need is within easy reach? Your dreams can come true at McCarthy & Stone Retirement Living development in Lichfield. We have created a welcoming and sociable environment within our luxurious gated community, which is exclusively available to the over 60's. With 21 one bedroom and 23 two bedrooms, as a resident you can truly get to know your neighbours. The communal spaces, like the Communal lounge and landscaped gardens, are the perfect setting to meet, socialise and make new friends. Every tastefully decorated apartment is thoughtfully designed to make maximum use of space, with Sky TV connection points in the living room and main bedroom. The kitchen is fully fitted with an oven, microwave, hob and hood, fridge freezer, and the property has energy efficient heating. The safety and security of residents is of utmost importance to us at McCarthy & Stone, which is why we equip every apartment with a camera entry system, burglar alarms, a 24 hour emergency call system and smoke detectors. Lifts to all floors ensure that those with mobility difficulties can keep their independence well into retirement. Our on-site House Manager is always available to assist residents and deal with any issues or queries.

The city of Lichfield has everything a retiree could wish for - from historic attractions like the famous Cathedral, to convenient supermarkets close to the development. Make yourself at home in this welcoming city, where all the amenities and attractions are within easy reach of your apartment.

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 Hallway

A solid wood front entrance door, complete with a spyhole and integrated letterbox, provides both security and practicality. Inside, there is a wall-mounted door entry system along with an emergency speech module for added peace of mind.

A single door opens into a useful storage cupboard, which houses the hot water boiler and recently installed washing machine, offering convenient and discreet utility space. From the hallway, doors lead off to the bedrooms, living room and shower room, creating a well-connected and functional layout throughout the property.

Living Room

A delightful living room having ample space for dining and French door to a walk out balcony having attractive views. Two ceiling lights. TV points with Sky+ connectivity, and telephone point. Power sockets. Oak effect door with glazed panels leads to the kitchen.

Kitchen

This modern fully fitted kitchen with a range of high gloss finish wall and base units incorporating built in single oven with a built in microwave above, four ringed induction hob with chrome eye level extractor hood above, Integrated fridge-freezer. Quartz effect sink unit with window over. Tiled floor

Bedroom One

A generously sized double bedroom being dual aspect and featuring French doors that open to a charming Juliette balcony, allowing for fresh air and an abundance of natural light to enhance the space. The room is well-equipped with TV and telephone points, as well as multiple power sockets to suit modern living requirements. A ceiling light provides central illumination.

A standout feature of the room is the spacious walk-in wardrobe, thoughtfully fitted with hanging rails and shelving to offer ample storage and organisation. The bedroom further



2 bed | £340,000

benefits from the added convenience of an en-suite bathroom, providing both comfort and practicality.

Ensuite Bathroom

Luxury bathroom room with a white paneled bath with hand rail, shower over and glass shower screen. Vanity unit with inset sink. WC with concealed cistern. Wall hung vanity unit with double mirror doors. Wall mounted heated towel rail.

Bedroom Two

A well-proportioned double bedroom featuring a floor-to-ceiling window that allows for an abundance of natural light, creating a bright and airy atmosphere. The room is equipped with TV and telephone points, along with multiple power sockets to accommodate modern living needs. A ceiling light provides overhead illumination. Previously utilised as a dining room, this versatile space lends itself to a variety of uses, such as a guest bedroom, home office or additional reception room.

Shower room

Luxury shower room with double width walk in shower unit with fixed glass screen. Vanity unit with inset sink. WC with concealed cistern. Wall hung vanity unit with double mirror doors. Wall mounted heated towel rail.

Service Charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £3,766.53 for financial year ending 31/03/27.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease details

Ground rent: £495 per annum
Lease: 999 years from 1st June 2018
Ground rent review: 1st June 2033

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

This apartment does not comes with it's own allocated parking space

