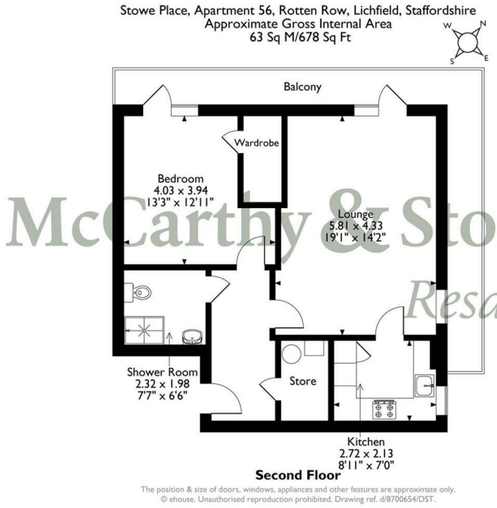
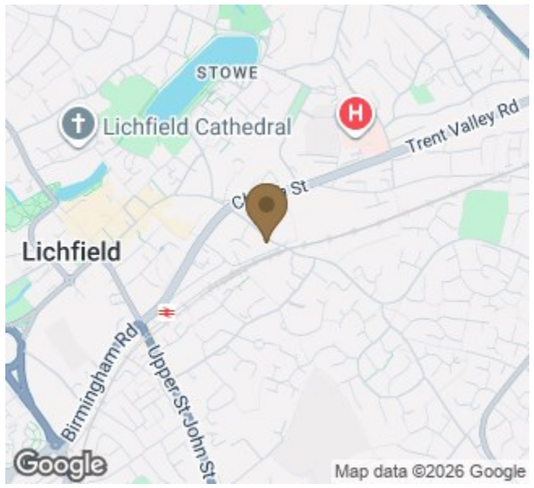
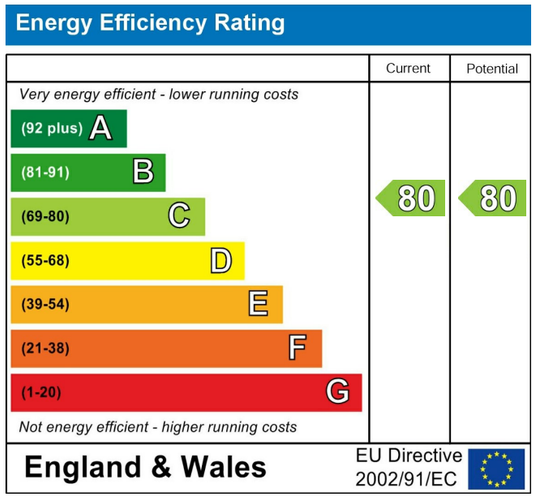
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







56 Stowe Place

Rotten Row, Lichfield, WS13 6JE

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 56 Stowe Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £300,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Generous one bedroom, apartment located on the second floor
- ALLOCATED PARKING SPACE
- Generous Lounge/Diner with far reaching views
- Communal lounge and function room for parties, anniversaries, events and socialising
- Manager onsite 24/7, plus tailored domestic support and personal care on tap should you need it
- On-site chef-run bistro with ever changing seasonal menus plus barista coffee and cake
- Lifts to all Floors. Lovely landscaped gardens
- A hotel-style guest suite makes having friends and family to stay a breeze
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

56 Stowe Place, Lichfield

1 | 1 | Asking price £300,000

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.

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 Jan 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













