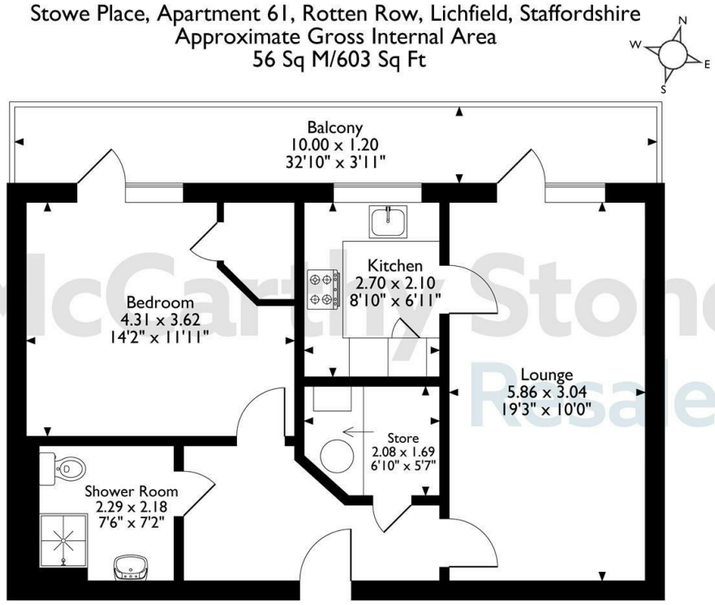
McCarthy Stone
Resales

Stowe Place, Apartment 61, Rotten Row, Lichfield, Staffordshire
Approximate Gross Internal Area
56 Sq M/603 Sq Ft

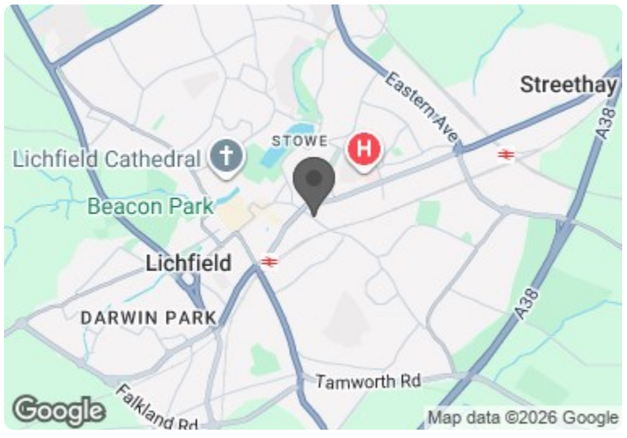


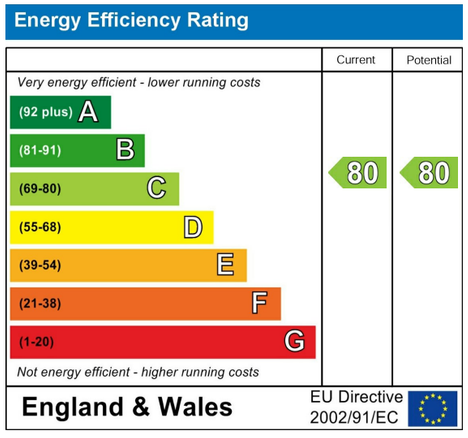
Third Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: B





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.

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The Property Ombudsman

McCarthy Stone
Resales

61 Stowe Place

Rotten Row, Lichfield, WS13 6JE







PRICE REDUCTION

Asking price £260,000 Leasehold

Come along to our Festive Open Day - Wednesday 2nd December 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!

Viewing is highly recommended on this delightful McCarthy Stone RETIREMENT LIVING PLUS development for OVER 70's in our prestigious STOWE PLACE development in Lichfield.

This luxury ONE BEDROOM retirement apartment is situated on the THIRD FLOOR, with lifts to all floors.

The accommodation briefly comprises of a welcoming entrance hallway, a spacious lounge/diner with FULL WIDTH BALCONY having access from both the lounge and bedroom with ATTRACTIVE VIEWS. Modern fitted kitchen with INTEGRATED APPLIANCES, shower room.

Call us on 0345 556 4104 to find out more.

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

Stowe Place, Rotten Row, Lichfield

1 Bed | £260,000

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 generous sized living room with ample space for dining with access to a full width walk out balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. 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 freezer.

Master Bedroom
A bright and airy, spacious double bedroom with a large walk-in wardrobe with shelving and rails. Ceiling lights, TV and phone point. Emergency response pull cord. Glazed door provides access to the full width walk out balcony.

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.

Parking
This apartment does not include 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: £8,275.45 for financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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







