

67 The Malt House Cairns Close,
Lichfield WS14 9TP

Downes & Daughters
ESTATE AGENCY

Downes & Daughters
ESTATE AGENCY

67 The Malt House Cairns Close, Lichfield WS14 9TP
£360,000

"Contemporary city centre living at its finest, whilst preserving our industrial heritage".

Downes and Daughters is proud to offer for sale this striking penthouse apartment located on the top floor of this breath taking development, with the added benefit of a balcony with direct views of the Cathedral. The Malt House offers a selection of unique and elegant dwellings created by the renovation and conversion of the existing Victorian building, dating back to 1891 and now preserved as a Grade II Listed building. Poised elegantly in a central location only 0.5 miles from Lichfield City Station this impressive apartment offers contemporary open plan living with vaulted ceilings dripping with original features such as exposed brick work, arched windows and steel work. Finished to an exacting standard and tastefully presented by the current owners with Villeroy & Boch bathrooms, oak flooring and bespoke window blinds.

The accommodation is approached via its own private landing with sole lift access and comprises: A spacious entrance hallway with double height ceiling and intercom, utility room, a sprawling 'open plan' living dining and kitchen space also with vaulted ceiling and access to the balcony and 'those views' of the Cathedral. The impressive principal bedroom suite boasts its own dressing room with fitted wardrobes and ingenious loft storage space with drop down ladder and an en suite shower room. The second double aspect bedroom is also rather impressive and is served by the family bathroom.

Viewing is essential to appreciate the exceptional nature of this incredible space which also has the added benefit of two allocated parking spaces within the gated car park.

INTERNAL ACCOMMODATION

Entrance Hallway With Airing Cupboard & Intercom • Vast 30ft Open Plan Kitchen, Dining & Family Room • Double Doors Opening To Balcony With Views Toward The Cathedral • Principal Bedroom With Fitted Furniture • Dressing Room With Fitted Wardrobes & Loft Space • En Suite Shower Room • Double Aspect Second Bedroom • Family Bathroom • Utility Room

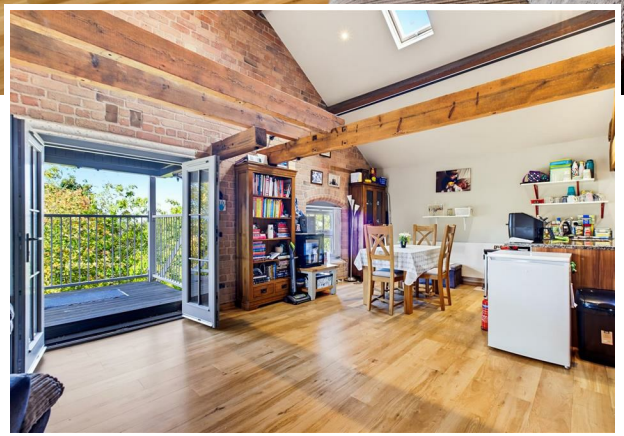
COMMUNAL SPACES

Solid Wood Flooring • Glazed Entrance Doors • Entrance Intercom • Lift • Private Secure Car Park • Two Allocated Parking Spaces • Landscaped Communal Grounds • 0.5 Miles From Lichfield City Station

FURTHER INFORMATION

Council Tax Band E • Leasehold With 212 Years Remaining (TBC By Solicitor) • Service Charge Of £380.84 PCM • Peppercorn Ground Rent • Grade II Listed • Mains Electric & Sewerage • Full Fibre Broadband Available • 0.5 Miles From Lichfield City Station • Energy Rating C





















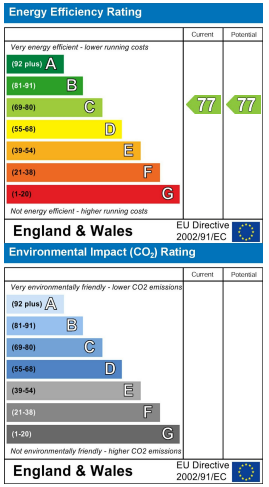








Total area: approx. 114.1 sq. metres (1227.8 sq. feet)





5 Main Street, Whittington, Staffs. WS14 9JU | **Tel:** 01543 432 099
www.downesanddaughters.co.uk



Not All Agents Are Equal...