

# Bird Street

Lichfield, Staffordshire, WS13 6AB



How do you fancy a leisurely lifestyle in a city centre high quality retirement complex offering security, superb communal facilities and just minutes' walk of all amenities?

£190,000



John German 

Minster Court has much to offer to the discerning retired purchaser, a quality development by Pegasus Retirement Homes combining high quality independent retirement living and an ultra convenient location in the centre of the city.

A part time manager is employed to oversee the day to day smooth running of the development and there is a monitored 24 hour security care line in situ. Facilities include a superb residents communal lounge, courtyard garden, guest suite for hire, laundry room and a useful shared storage room for household items.

The apartment is uPVC double glazed and has thermostatic electric heating throughout. The communal entrance and halls are all immaculately decorated and lead to an automatic lift serving all floors. The first floor apartment we are selling has an entrance hall with walk in storage/airing cupboard and access to the beautiful sized lounge/dining room which has three quarter depth French windows that lead to a Juliet balcony. Leading off the lounge/dining room is a very well maintained fully fitted kitchen with a range of timber finished base and wall units, inset sink unit, built in eye level oven and microwave, four plate electric hob, extractor hood and built in fridge/freezer.

There is one double bedroom in this apartment that has a double built in wardrobe and an immediately adjacent refitted shower room with a contemporary white and chrome suite comprising low level WC, wash hand basin/vanity unit, double width shower cabinet and stylish partial tiling.

Outside there is electrically controlled gateway access to the main entrance at Minster Court. A communal courtyard patio garden has seating areas, pergola and fountain.

**Agents Note:** Owners must be at least 60 years of age.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1st January 2008. Ground rent £229.50 (half yearly rent in advance). Service charge £2,233.77 (half yearly service charge in advance).

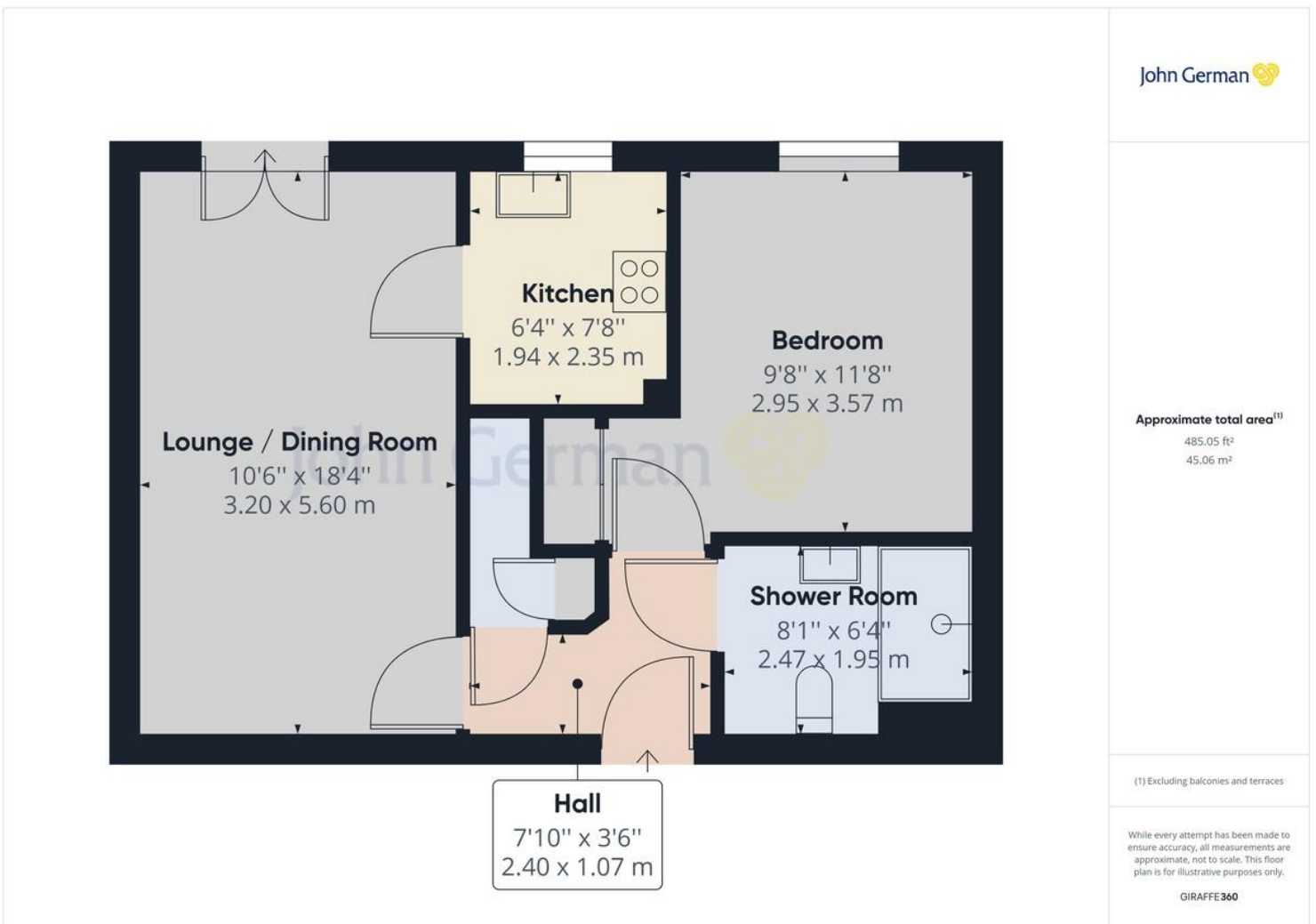
**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15032023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C





Communal lounge

Nearby memorial garden and Cathedral



Nearby Beacon Park



Nearby Dam Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk



#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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