

The Malthouse, Cairns Close

Lichfield, WS14 9TP



Presented to the highest standard throughout is this beautiful four bedroom duplex apartment, situated within the iconic Grade II Listed former Malthouse converted in 2015 with the original building dating back to 1874.

£380,000



John German

Situated within the prestigious Malthouse conversion on Cairns Close in Lichfield, this truly spacious apartment offers luxury living over two floors, with the accommodation combining luxury modern finishes with industrial character design. The property is situated behind secure electric gates with allocated parking for two cars and a secure entrance door into the impressive communal hallway, with a double height barrel vaulted brick ceiling and a contemporary staircase leading to the first floor. In addition to this, there is also lift access available.

The front door leads into the split level entrance hallway, having Karndean flooring, panelled doors and exposed structural steels. Off the hallway, there is access into the fourth bedroom, shower room, living dining kitchen, a fitted doaks cupboard and additional under stairs storage. The current occupiers currently utilise bedroom four as a dining room, having a double glazed window to the front aspect, built-in display unit and Karndean flooring but this room could easily be used as another bedroom, office, or study if required.

The shower room comprises of a low level WC, chrome heated towel rail, wash hand basin and a single shower enclosure with mains shower.

There is a beautifully presented open plan living dining kitchen with exposed brick and structural steels, two double glazed windows to the front aspect and Karndean flooring. The kitchen comprises a range of wall and base units with granite worktops, plinth lighting, Electrolux double oven with four-plate electric hob, integrated Electrolux fridge-freezer, Electrolux dishwasher and Candy washer-dryer.

Leading back into the hallway, you are greeted by the beautiful bespoke oak staircase with glass inserts leading to the first floor landing. The same high quality finish flows from downstairs to upstairs with three spacious bedrooms, all of which have Karndean flooring and built-in wardrobes, with the master bedroom having a walk-in wardrobe and en-suite shower room with a double width shower, chrome heated towel rail, wash hand basin and low level WC.

The family bathroom comprises of a bath with mixer tap shower attachment over, low level WC and wash hand basin. Off the landing there is an additional airing cupboard.

Please note that all bathroom fittings are Villeroy and Boch.

Boiler was last serviced 15th January 2020.

Leasehold

125 Years from 01/08/2014

Ground Rent £295 P/A

Service Charge: £2173.56 P/A (Premiere Estates)

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/30112020

Local Authority/Tax Band: Lichfield District Council / Tax Band F

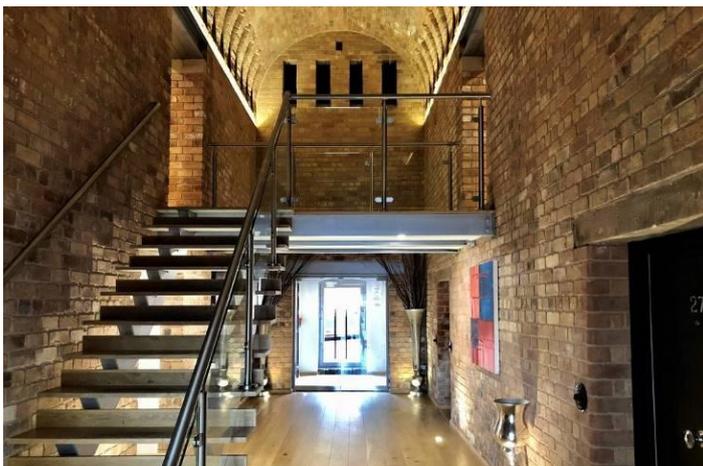


GROUND FLOOR



1ST FLOOR





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Agents' Notes

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