



McCarthy & Stone
RESALES



15 Scott Place Cross Keys, Lichfield, WS13 6EX
Asking price £310,000 LEASEHOLD

For further details
please call 0345 556 4104

15 Scott Place Cross Keys, Lichfield, WS13 6EX

Luxury two bedroom retirement apartment in our prestigious Scott Place development. Benefitting from TWO BALCONIES one walk out from the lounge and the other a Juliet from the Master Bedroom. Part of our Retirement Living range.

Apartment

Stunning two bedroom retirement apartment in the sought after location of Scott Place in Lichfield. The property is located on the first floor and enjoys two balconies (one walk out from the lounge and the other a Juliet from the Master Bedroom) Two shower rooms, fully fitted kitchen and delightful size lounge. **MUST BE VIEWED** to appreciate the quality of this property.

Scott Place

Dreaming of retiring to a close-knit community, where everything you need is within easy reach? Your dreams can come true at McCarthy & Stone Retirement Living development in Lichfield. We have created a welcoming and sociable environment within our luxurious gated community, which is exclusively available to the over 60s. With 21 one bedroom and 23 two bedrooms, as a resident you can truly get to know your neighbours. The communal spaces, like the Communal lounge and landscaped gardens, are the perfect setting to meet, socialise and make new friends.

Every tastefully decorated apartment is thoughtfully designed to make maximum use of space, with Sky TV connection points in the living room and main bedroom. The kitchen is fully fitted with an oven, hob and hood, and fridge freezer, and the property has energy efficient heating. The safety and security of residents is of utmost importance to us at McCarthy & Stone, which is why we equip every apartment with a camera entry system, burglar alarms, a 24 hour emergency call system and smoke detectors. Lifts to all floors ensure that those with mobility difficulties can keep their independence well into retirement. Our on-site House Manager is always available to assist residents and deal with any issues or queries.

The city of Lichfield has everything a retiree could wish for - from historic attractions like the famous Cathedral, to convenient supermarkets close to the development. Make yourself at home in this welcoming city, where all the amenities and attractions are within easy reach of your apartment.

Entrance Hall

Solid wood front door with spy hole and letter box leads in to a spacious and welcoming hallway. Wall mounted door entry system and emergency speech module. Doors off to a large storage cupboard housing the hot water boiler and washing/ dryer machine. Further doors lead to both bedrooms, living room and shower room.

Living room

A large rectangular shaped room with French doors leading to a delightful walkout balcony. Twin ceiling light fittings. TV points with Sky+ connectivity, and telephone point. Power sockets. Wall mounted heater. Oak effect door with glazed panels leads to the kitchen.

Kitchen

This modern fully fitted kitchen with a range of high gloss finish wall and base units incorporating built in Neff double oven with microwave, four ringed induction hob with chrome eye level extractor hood above, dishwasher and fridge-freezer. Quartz sink unit with window over. Tiled floor

Master Bedroom

Delightful Master bedroom with french door leading to juliet balcony. TV and telephone points. Power sockets. Recessed spot ceiling lights. Door off to a spacious walk in wardrobe with fitted shelving and rails. Further door off leads to en-suite.

En-Suite

Luxury en-suite shower room comprising white suite with triple width walk in shower unit with fixed glass screen. Vanity unit with inset sink. WC with concealed cistern. Wall hung vanity unit with double mirror doors. Wall mounted heated towel rail. Tiled flooring.

Bedroom 2

Further double bedroom with floor to ceiling double window TV and telephone points. Power sockets.

Shower room

Further luxury shower room with triple width walk in shower unit with fixed glass screen. Vanity unit with inset sink. WC with concealed cistern. Wall hung vanity unit with double mirror doors. Wall mounted heated towel rail. Tiled flooring.

Ground Rent

Annual fee - £495

Lease Length

999 years from the 1st June 2018

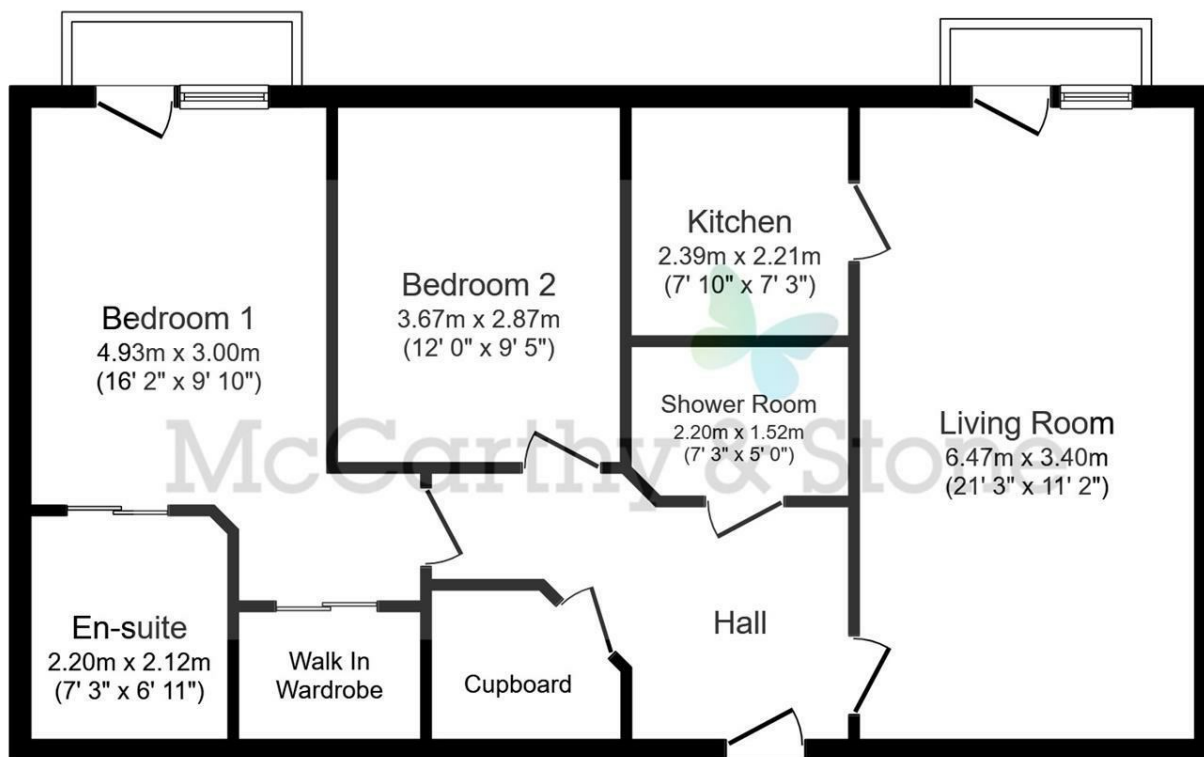
Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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