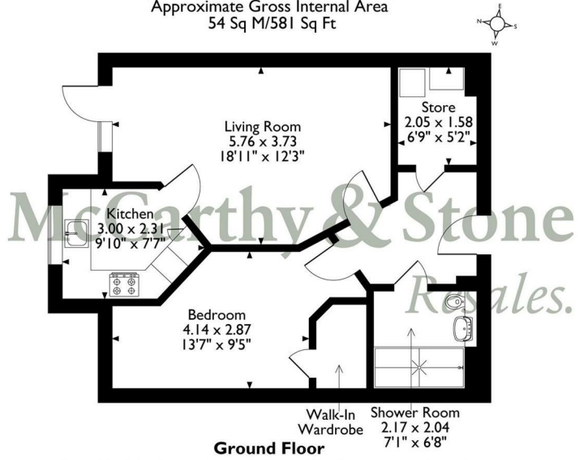
Excellent

Trustpilot

McCarthy & Stone
Resales.

Scott Place, Apartment 11, Cross Keys, Lichfield, Staffordshire
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



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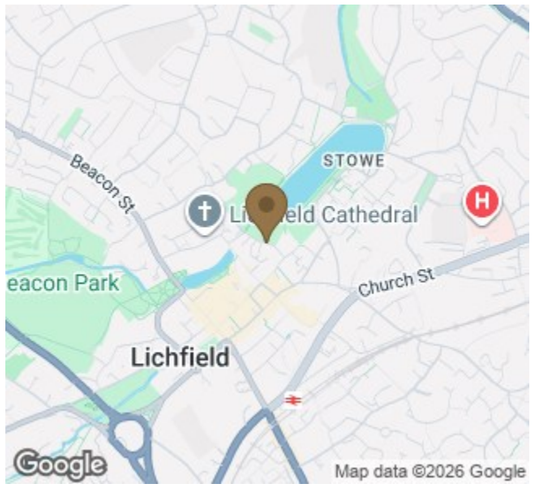

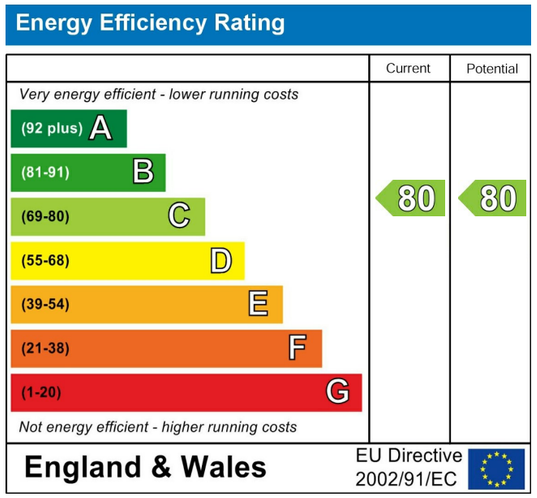

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

11 Scott Place

Cross Keys, Lichfield, WS13 6EX

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Scott Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Delightful one bedroom Retirement Living apartment with Patio
- Modern and superbly maintained Kitchen & Bathroom
- High quality design and finish
- Residents Lounge (With Wi-Fi access)
- House Manager - to oversee the running of the development
- Guest Suite
- 24/7 Emergency call system
- Pets Allowed (speak to the House Manager regarding restrictions)
- Exclusively available to over 60s

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 Scott Place, Lichfield

1 | 1 | Asking price £230,000

Scott Place

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 60's. 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.

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 that can assist with service charges or living costs.

• 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

Solid wood front door with spy hole and letter box. Wall mounted door entry system and emergency speech module. Double doors off to a storage cupboard housing the hot water boiler and plumbing for washing machine. All other doors to bedroom, living room and shower room.

Living Room

A generous living room featuring French doors opening onto a paved patio area. The room benefits from two ceiling light points, TV points with Sky+ connectivity, a telephone point and ample power sockets. Wall-mounted heater. An oak-effect door with glazed panels provides access to the kitchen.

Kitchen

A modern, fully fitted kitchen featuring a range of high-gloss wall and base units, incorporating a built-in double oven with space above for a microwave. Four-ring induction hob with chrome extractor hood positioned above. Integrated fridge/freezer. Quartz-effect sink unit with a window overlooking. Finished with a tiled floor.

Bedroom

A spacious double bedroom featuring floor-to-ceiling double-glazed windows, TV and telephone points, ample power sockets and a ceiling light. The room also benefits from a generous walk-in wardrobe, fitted with rails and shelving for convenient storage.

Shower Room

Luxury shower room with double 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.

Lease Information

Ground rent: £425 per annum
Lease term 999 years from 1st June 2018
Ground Rent Review: 1st June 2033

Service Charge

Service Charge Details -
• 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.

Annual service charge: £2,511.02 for financial year ending 31/03/2027.

Additional Information & Services

• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Parking

This apartment DOES NOT come with a parking space.