



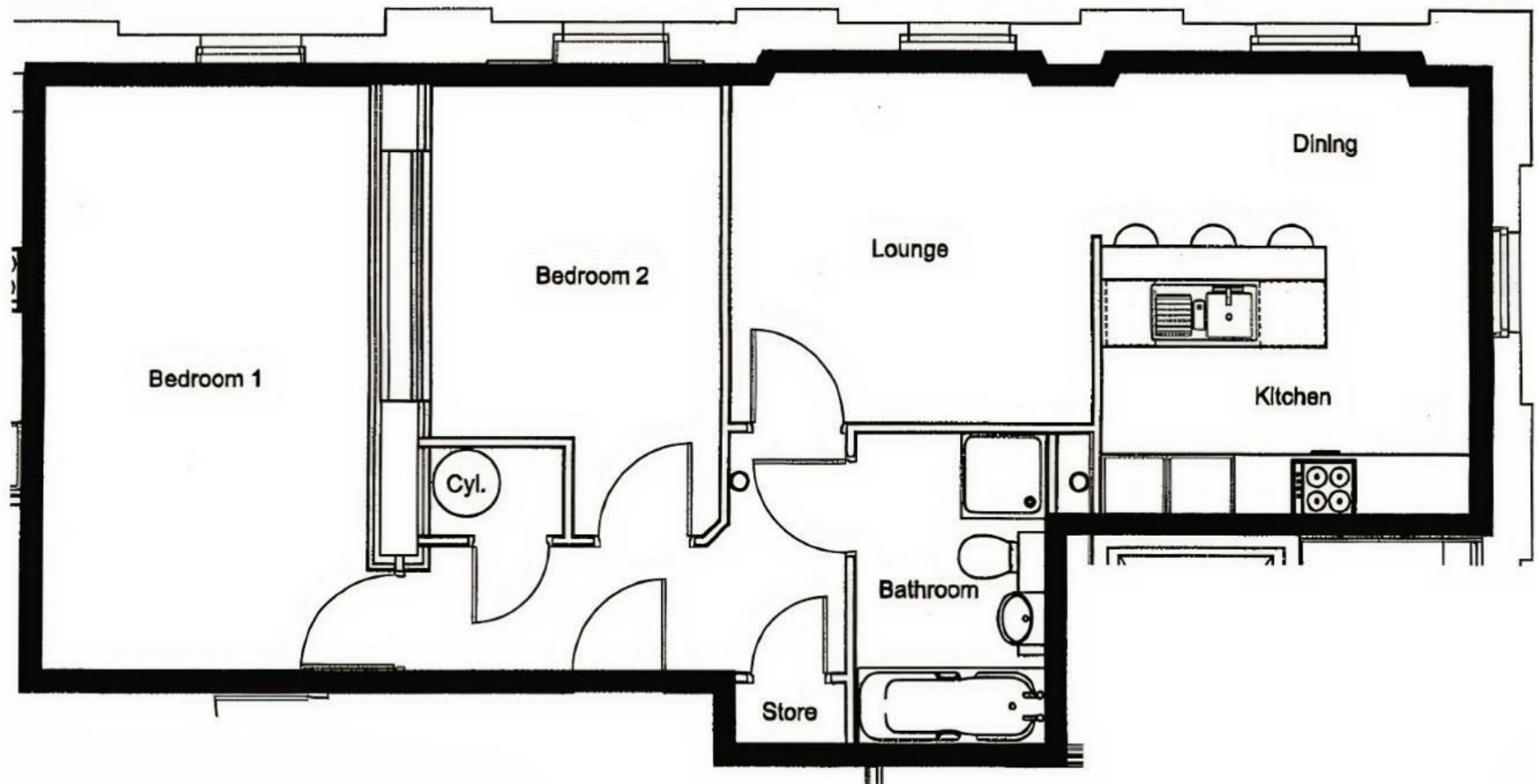
## 61 The Malt House Cairns Close, Lichfield, WS14 9TP

£240,000

this superb two bedroomed apartment is situated on the south side of the building which has been converted from a Victorian Malt House which dates back to the late 1800's. The property retains a lot of the original features together with the majority of the LABC guarantee and is superbly located in a secure gated development within a short distance of Lichfield's vibrant heart and broad choice of shopping and leisure facilities including the Three Spires Shopping Centre, Market Square , pubs, restaurants and the Garrick Theatre. Lichfield is superbly located for commuters with access to the A38/A5 and M6 Toll roads, rail stations providing access to both Birmingham New Street and London Euston and airports at Birmingham International and Nottingham East Midlands. The apartment has the benefit of double glazing, communal entrance hallway, two bedrooms, family bathroom, open plan lounge/kitchen diner, one allocated parking space and visitor parking is available if required. The property is offered with NO UPWARD CHAIN and viewing is highly recommended to appreciate the superb specification. EPC RATING - C

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### Communal Entrance

having a security coded front entrance door leading to the communal entrance hall which provides access to the apartment via stairs and also a lift.

### Hallway

accessed via a composite front entrance door and having inset ceiling spotlights, wall mounted intercom system, electric radiator, useful built in cupboard for storage, cupboard housing the hot water cylinder and Karndean flooring.

### Open Plan Living/Dining/Kitchen

the living area having inset ceiling spotlights, exposed brick work, electric radiator, Karndean flooring and a sealed unit double-glazed window to the side aspect

the dining kitchen is fitted with a range of matching wall and base units, roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated appliances include a double oven, four ring induction hob with fitted extractor hood, fridge-freezer, dishwasher. Inset ceiling spotlights, co-ordinating breakfast bar and Karndean flooring.

### Bedroom One

having inset ceiling spotlights, electric radiator, a vaulted ceiling, Karndean flooring and a sealed unit double-glazed window to the rear aspect

### Bedroom Two

having inset ceiling spotlights, electric radiator, Karndean flooring and a sealed unit double-glazed window to the rear aspect

### Bathroom

fitted with a modern suite that incorporates a panelled bath with a fitted screen and an overhead mains powered shower fitment, a walk-in tiled shower enclosure with a mains fitment and a vanity unit housing

the hand wash basin and WC. Inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel radiator and Karndean flooring

### Outside

The property is accessed via secure electric double gates which lead to the parking area where there is one allocated parking space and additional visitor parking


### AGENTS NOTE

We have been advised by the seller that there are 115 years remaining on the lease.

There is a annual service charge of approx £2,796 which is for the maintenance of communal areas - communal lighting - electric gates - buildings insurance  
There is an annual ground rent charge of £445.00

**\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\***

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















