



Mercian Court  
Maxwell Close, Lichfield

# Mercian Court Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this one bedroom ground floor apartment for the over 55's.

The price advertised is for a 70% share of the property. There is no rent to pay on the remaining 30% of the property but there is a service charge to cover costs of maintenance and buildings insurance.

BEING OFFERED WITH NO ONWARD CHAIN.

The well presented apartment features non-slip flooring throughout and briefly comprises: entrance hallway, lounge with opening to the modern fitted kitchen, bedroom and wet room style shower room. There is also residents car-parking.

Service to the property include: electric, mains water and drainage, efficient economy 7 electric plus hot water provided by a small efficient heater and electric shower. There is also a pull cord alert system present but currently inactive (care line is now the modern equivalent).

The apartment is located on a modern residential development just a short walk from the city centre with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

## ENTRANCE HALL:

Entrance door, non-slip flooring, ceiling light point, two useful storage cupboards, doors to the lounge, bedroom and wet room.

## LOUNGE:

9' 3" x 10' 10" (2.82m x 3.30m)  
Non-slip flooring, ceiling light point, window to the rear and opening to the kitchen.

## KITCHEN:

4' 7" x 10' 10" (1.40m x 3.30m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, further integrated fridge and freezer, space for a washing machine, wall tiling, non-slip flooring, ceiling spot lights and window to the rear.

## BEDROOM ONE:

6' 8" x 9' 0" (2.02m x 2.75m)  
Non-slip flooring, ceiling light point and window to the front.

## WET ROOM:

Walk in shower area with electric shower, cabinet wash hand basin, low level W/C, wall tiling, non-slip flooring, ceiling light, electric shaving point, heated towel rail, and window to the front.

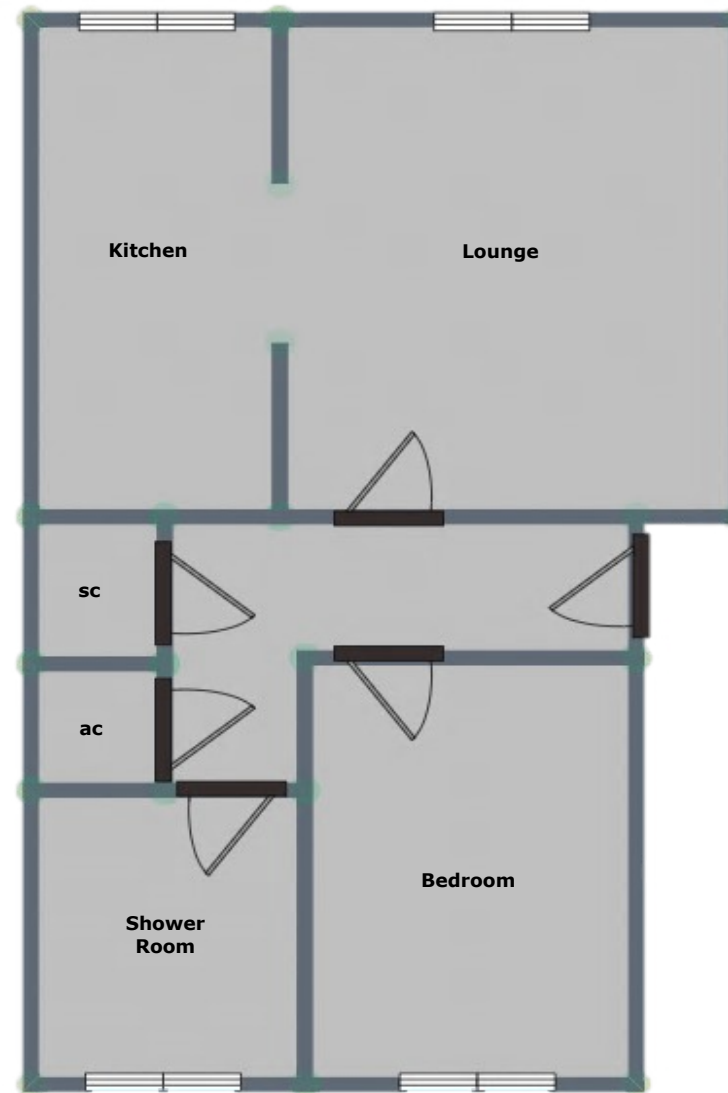
## VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

## DISCLAIMER:

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