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ESTATE AGENTS

The Malt House, Cairns Close, Lichfield

Offers Over £300,000

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The Malt House; a Grade II listed converted apartment building, just a short way from the centre of Lichfield, seamlessly blending original character features with high specification contemporary excellence.

Nestled behind secure electrically operated gates at the end of Cairns Close, set across two floors, this incredible two double bedroom duplex apartment offers an abundantly luxurious lifestyle at a more affordable cost, featuring a magnificent open plan kitchen/ living space, two superb bedrooms (each with vaulted ceilings, the Master with its own en-suite), a stunning main bathroom and guest WC, whilst an immaculately maintained development boasts an allocated parking space, internal lift to all floors and spectacular communal areas.

Location-wise, the property sits within walking distance to Shortbutts Park and just half a mile from Lichfield's city centre, enjoying very easy access to Beacon Park, major supermarkets, various bars/ restaurants, highly rated schools and Lichfield City train station, offering a direct route to Birmingham and other surrounding areas.

A simply exceptional property that can only be truly appreciated when viewed in person.

Tenure

We have been advised that the property is leasehold, with a term of 125 years commencing in 2014. There is a service charge payable, with the most recent figures totalling £X, and a ground rent of £X per year.



Approx Gross Internal Area
76 sq m / 822 sq ft



Second Floor
Approx 38 sq m / 409 sq ft

Third Floor
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom Duplex • No Upward Chain Apartment
- Incredible Grade II Listed Building Behind Secure Gates
- Allocated Parking Space
- Magnificent Breakfast Kitchen / Living Space
- EPC Rating: C
- Character Features Seamlessly Blended With Modern Excellence
- Desirable Location Close To Lichfield City Centre
- Master Bedroom With En-Suite & High Vaulted Ceiling
- Council Tax Band: D

