



**Stowe Place  
Rotten Row  
Lichfield  
Staffordshire  
WS13**

**Offers In Excess Of £275,000**

**bettermove**

# Rotten Row Lichfield

Bettermove are proud to present this 2 bedroom retirement flat in Lichfield.

This property benefits from double glazing, and electric central heating throughout, with off street parking available.

The council tax band is C.

This is a leasehold property with 994 years remaining on the lease; the ground rent is £510pa and the service charge is £10812.14.

The interior of this beautifully presented property comprises a spacious living/ dining room area and fitted kitchen, as well as the 2 bedrooms and the family bathroom. The exterior boasts a private rear balcony, perfect for enjoying the summer months.

Located in the popular city of Lichfield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Lichfield City train station (0.5 miles), variety of bus routes and the A38.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 70.9 sq.m. (763 sq.ft.) approx

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).  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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