



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

The Malt House, Cairns Close, Lichfield

£325,000

🛏️ 2 🚿 2 🚗 1



Welcome to The Malt House; A Grade II listed converted apartment building, just a short way from the centre of Lichfield, boasting an exquisite combination of tasteful character features and high specification contemporary excellence.

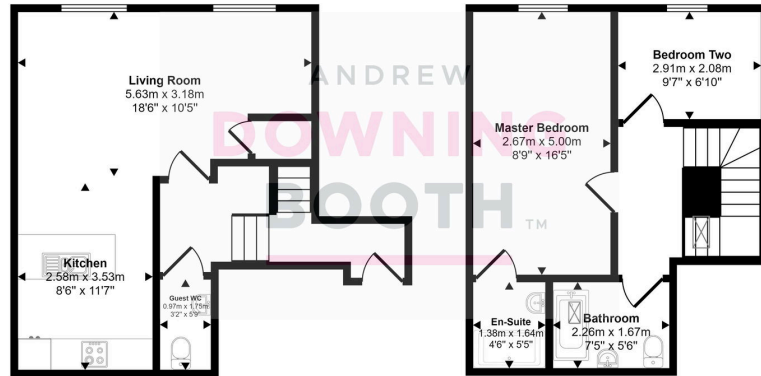
Set over two floors, this truly magnificent two double bedroom duplex apartment nestles behind secure and electrically operated gates at the end of Cairns Close provides an abundantly luxurious lifestyle, featuring a spectacular open plan kitchen/living space, two double bedrooms (each with high vaulted ceilings, the Master with its own contemporary en-suite), a simply stunning main bathroom and guest WC, whilst an immaculately maintained development boasts an allocated parking space, internal lift to all floors and picturesque 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.

Words and pictures will never do a property of this calibre full justice; a viewing is nothing short of imperative.



Approx Gross Internal Area
72 sq m / 770 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft

First Floor
Approx 35 sq m / 375 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 Within A Secure & Gated Luxury Development
- Spectacular High Specification Kitchen With Light & Airy Living Space
- EPC Rating: C
- Contemporary Excellence Exquisitely Blended With Character Features
- Desirable Location Just A Short Distance To Lichfield City Centre
- Master Bedroom With Superb En-Suite & High Vaulted Ceiling
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	