

NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyancer.



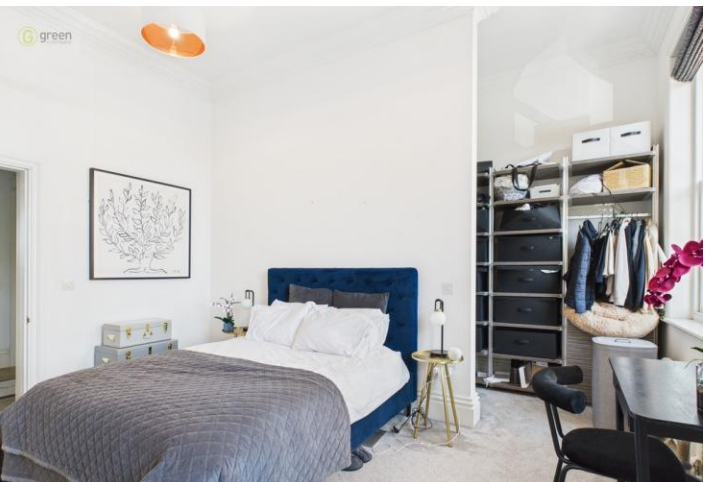
Boldmere | 0121 321 3991



- LUXURY FIRST FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO TRAIN STATION
- TWO BEDROOMS

Apartment Royal Sutton Place , King Edwards Square,
 Sutton Coldfield, B73 6AD

£325,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

NEW TO MARKET this superbly presented 2 double bedroom luxury first floor apartment situated within an iconic conversion in the Centre of Sutton Coldfield. Royal Sutton Place consists of 18 Luxury apartments within a listed building and has combined many original features alongside the convenience of modern day living and must be viewed to appreciate the space and wealth of accommodation on offer. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre all of which are on the doorstep. Approached via a secure video intercom system, the first floor apartment is accessed through a luxurious communal area via either lift or feature staircase. Internally there are high ceilings throughout giving a bright and spacious feel, there is a superb open plan lounge and a kitchen, both featuring fitted blinds and the benefit of elevated views over Sutton Coldfield, the kitchen is contemporary and fitted with modern day appliances, the master suite has fitted blinds, a dressing area with fitted wardrobes and a lovely en suite shower room, bedroom 2 is a further double and access to a great shared family bathroom.

Apartments of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

ENTRANCE HALL Providing access to all living areas.

KITCHEN/LIVING AREA 15' 7" x 19' 1" (4.75m x 5.82m)

KITCHEN Having a range of wall and base units, kitchen island, double glazed window to rear, ceiling light and power points.

LIVING AREA Having double glazed sash window to rear, radiator, ceiling light and power points.

BEDROOM ONE 14' 8" x 11' 5" (4.47m x 3.48m) Carpeted, having two double glazed sash windows to front, radiators, ceiling light, power points and walk-in wardrobe.

EN SUITE 7' 9" x 8' (2.36m x 2.44m) Tiled throughout, double glazed sash window to front, radiator, walk-in shower, low level wc, wash basin and ceiling light.

BEDROOM TWO 15' 7" x 9' 7" (4.75m x 2.92m) Carpeted, double glazed sash window to rear, radiator, ceiling light and power points.

BATHROOM 10' 2" x 6' 5" (3.1m x 1.96m) Tiled throughout, bath with overhead shower, low level wc, wash basin, radiator and ceiling light.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE Three and O2, limited for Vodafone and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 138 years remaining. Service Charge is currently running at £2,620 per annum and is reviewed annually. The Ground Rent is included in the service charge. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

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