

APARTMENT 16 ROYAL SUTTON PLACE  
KING EDWARDS SQUARE  
SUTTON COLDFIELD  
B73 6AD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

16 Royal Sutton Place is part of the iconic listed building in the heart of Sutton Coldfield the building has been sympathetically renovated and developed to reflect the balance between traditional and contemporary living. Royal Sutton Place consists of 18 residences with private parking.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

Sutton Coldfield town centre is within walking distance with its comprehensive range of shops and restaurants within the Gracechurch Shopping Centre. About 1 mile away is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of other outdoor pursuits.

There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

### Description

Apartment 16, Royal Sutton Place comprises a large living room with bay window, separate breakfast/kitchen room, internal hallway with study area off, en suites, serving both master bedroom and bedroom 2 with a guest bathroom serving bedroom 3. The property comes with two parking spaces and views over the landscaped garden and Sutton Park.

Approximate gross internal floor area, 1872 square feet (174 square metres).

EPC rating Exempt.

### Fixtures & Fittings

Only those items mentioned in the particulars are to be included. All others are specifically excluded but may be available by separate arrangement.

### Terms

Local authority: Birmingham City Council

Tax band: F

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Disclaimer

Every care has been taken with the preparation of

these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC rating

EPC Rating : C

Broadband Average speed in area

Broadband Average speed in area : 944 Mbps

COUNCIL TAX BAND : G BIRMINGHAM

COUNCIL TAX BAND : F

BIRMINGHAM





Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

---

**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 • [enquiries@astonknowles.com](mailto:enquiries@astonknowles.com) • [www.astonknowles.com](http://www.astonknowles.com)