

Asking Price £390,000

Jayman
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Estate Agents



Cheltenham Mews

Sutton Coldfield, B74 2UQ

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Jayman offer for sale this luxury first floor two bedroom apartment at the prestigious Cheltenham Mews development on Four Oaks Road.

With two double bedrooms, master having a good sized ensuite, breakfast kitchen with fitted appliances, spacious living room with lounge and dining area, family bathroom and utility room. Two allocated parking spaces.

Entrance

Set behind electric gates and set in well maintained grounds this superb apartment is located halfway down Four Oaks road being walking distance to Sutton Park and to the shops at Mere Green.

Entering into the reception lobby, access to the first floor is either by stairs or lift.

Apartment 4

Situated on the first floor the apartment offers the following accommodation, all measurements being approximate.

Reception hallway

Spacious reception hallway with two storage / cloak cupboards and doors leading to; (from left to right)

Bathroom

Family bathroom with a suite comprising of bath with shower adjustment, wash hand basin and WC.

Bedroom 2

Double bedroom with a range of built in furniture and Juliette style balcony / window to the fore.

Breakfast Kitchen

Modern fitted kitchen with a range of storage cupboards, sink

and drainer, granite work surfaces, integral dishwasher, integral fridge/ freezer, double oven, gas hob with extractor above and space for breakfast table and chairs with doors to Juliette style balcony / window to fore.

Living Room

Spacious living room comprising of both a sitting / lounge area with feature electric fireplace and separate area for dining table and chairs. With bay window to fore.

Master Bedroom

Spacious double bedroom with a range of fitted wardrobes and dressing table units, windows to rear and door to ensuite shower room.

Ensuite

With suite comprising of wash hand basin and WC and walk in double shower.

Utility / Laundry Room

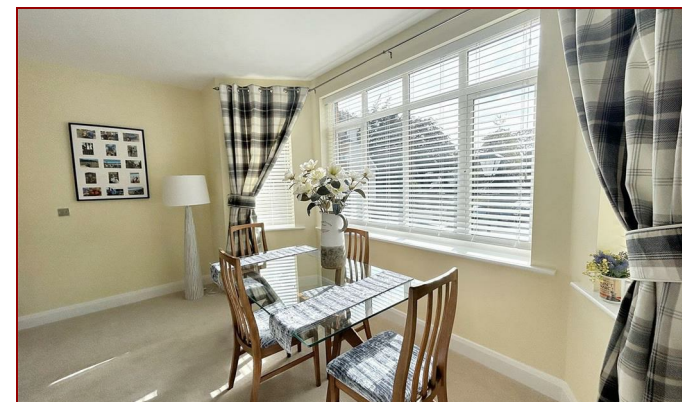
With integral washer/dryer, sink and drainer and housing hot water tank in separate airing cupboard,

Outside

Two allocated parking spaces to fore with plenty of visitor spaces also.
Communal gardens to rear.

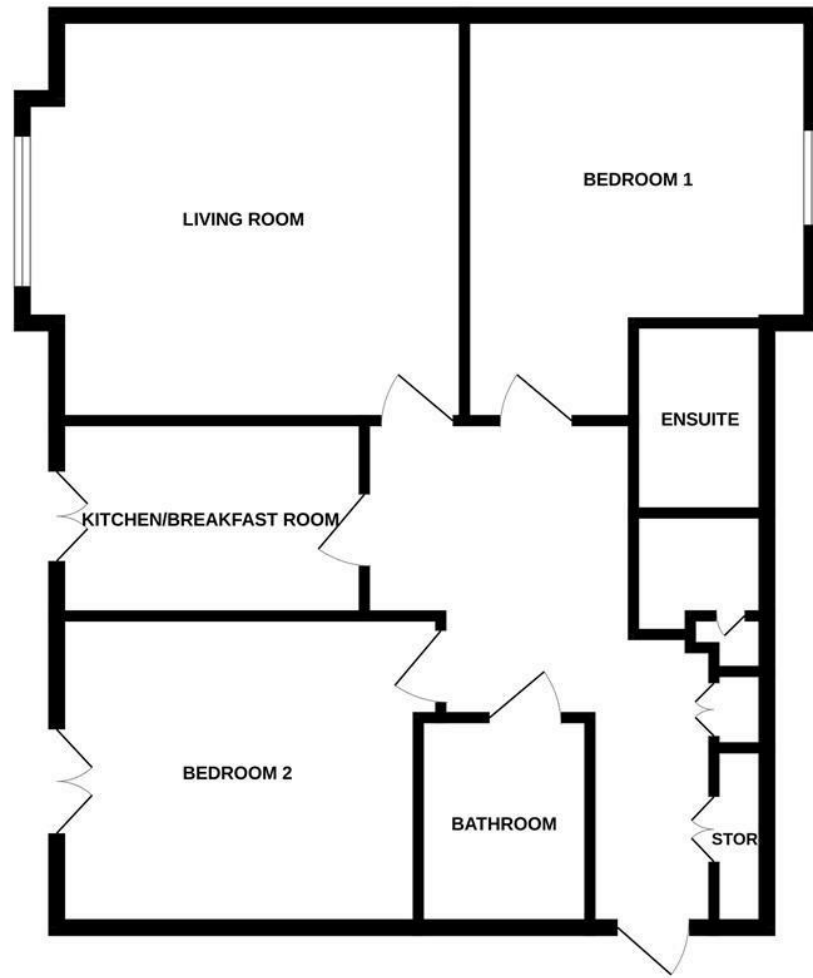
Leasehold Information

107 years remaining
£293 per month service charge.
£401 per annum ground rent.

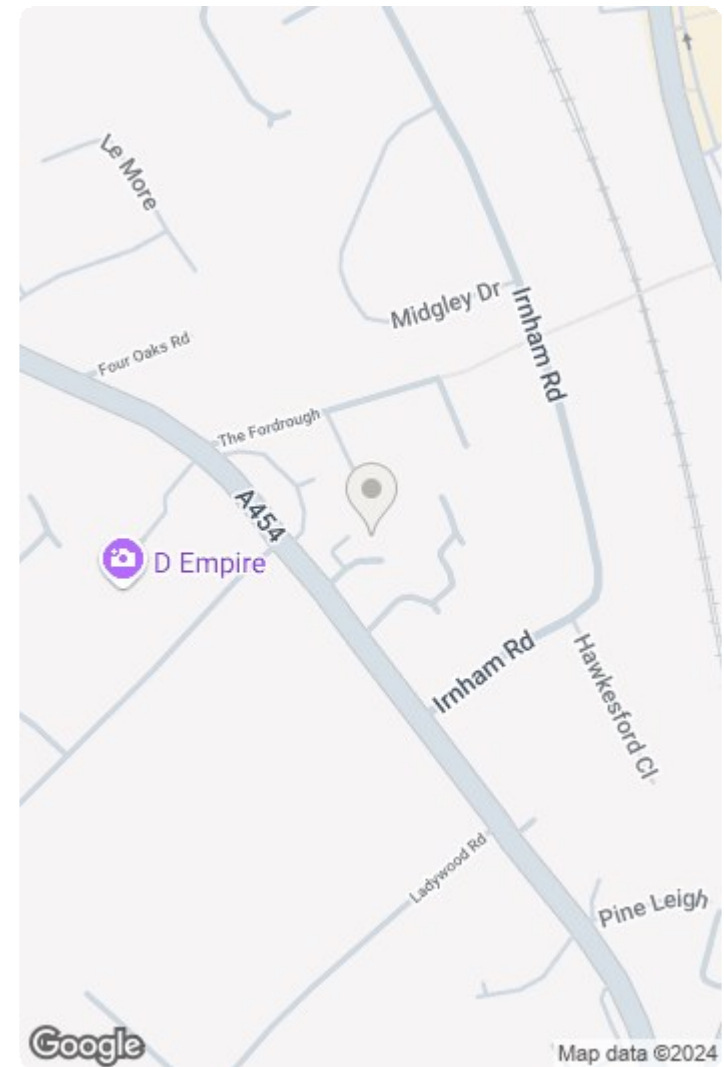


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
105-149 A			105-149 A		
81-104 B			81-104 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
49-54 E			49-54 E		
41-48 F			41-48 F		
35-40 G			35-40 G		
1-34 G			1-34 G		
For energy efficient - higher running costs			For environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

80

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

