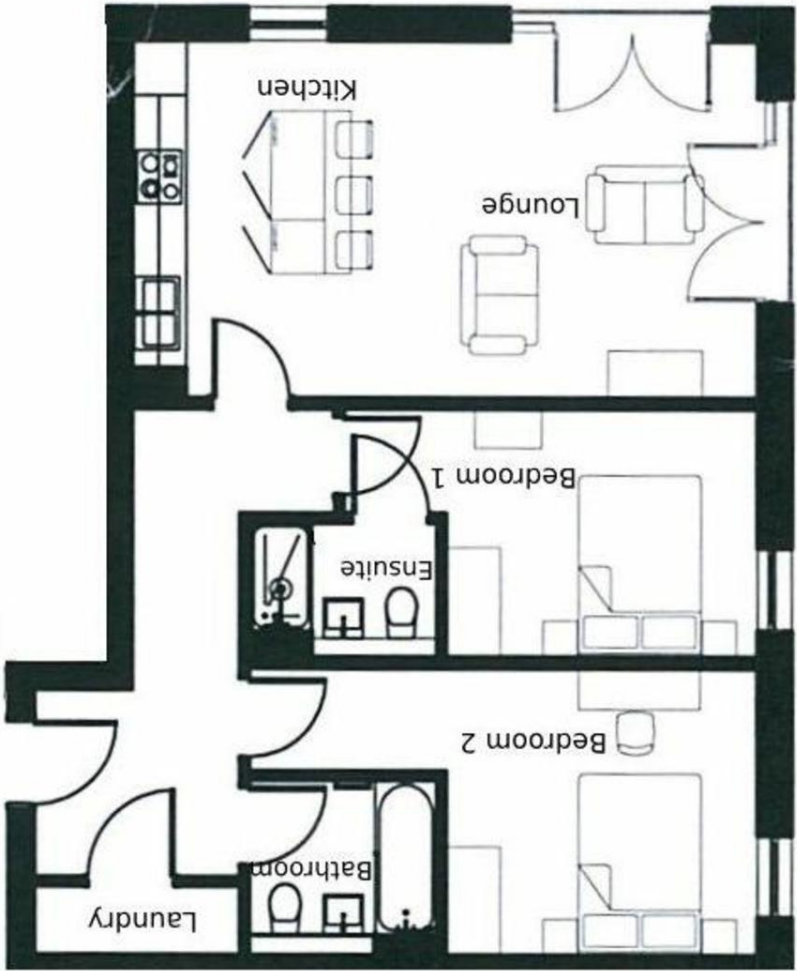
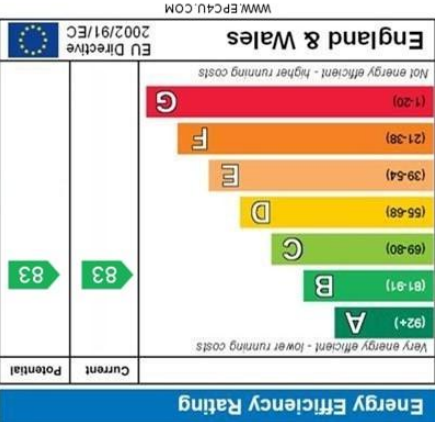


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 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 Conveyer.



Boldmere | 0121 321 3991



- TWO BEDROOM LUXURY APARTMENT
- HIGHLY SOUGHT AFTER TOWN CENTRE LOCATION
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- GREAT TRANSPORT LINKS
- ONE ALLOCATED PARKING SPACE



Apt The Sutton, King Edwards Square,  
 Sutton Coldfield, B73 6AQ

£257,000





## Property Description

NEW TO MARKET is this superb luxury 2 bedroom ground floor apartment situated within a highly sought after central Town Centre location. 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 and Sutton Park all of which are on the doorstep. Having an allocated parking space in a secure gated car park the apartment is entered through a secure intercom entry system leading to well maintained communal areas. Internally there is a large hallway leading to a contemporary open plan kitchen/living and dining area, 2 great sized bedrooms the master having an En Suite Shower Room and a luxury family bathroom.

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

In brief the accommodation comprises:

**LOUNGE/DINING/KITCHEN** 22' 3" x 12' 10" (6.78m x 3.91m) A large multifunctional and contemporary open plan kitchen, living and dining area, the kitchen includes a stylish range of wall and base mounted units with complementing work surfaces, integrated oven and hob with extractor fan over, integrated fridge, freezer and dish washer, large central island/breakfast bar leading in to the lounge and dining with full height windows over looking King Edwards Square and Juliette Balcony.

**BEDROOM ONE** 8' 10" x 15' 3 max' (2.69m x 4.65m) Having double glazed window to side, ceiling light and power points.

**EN SUITE** Having ceramic wall and floor tiling, Porcelanosa sanitary ware including wall mounted wash basin, wc with concealed suite, shower enclosure and chrome ladder radiator.

**BEDROOM TWO** 18' 6 max' x 10' 4" (5.64m x 3.15m) Having double glazed window to side, ceiling light and power points.

**BATHROOM** Having ceramic wall and floor tiling, Porcelanosa sanitary ware including bath with shower, wall mounted wash basin, wc with concealed suite and chrome ladder radiator.

**OUTSIDE** This property has the benefit of 1 Allocated Parking Space.

Council Tax Band D - Birmingham City Council

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

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

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.  
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 141 years remaining. Service Charge is currently running at £1820 and is reviewed annually. The Ground Rent is currently running at £350 and is reviewed annually. 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.

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

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