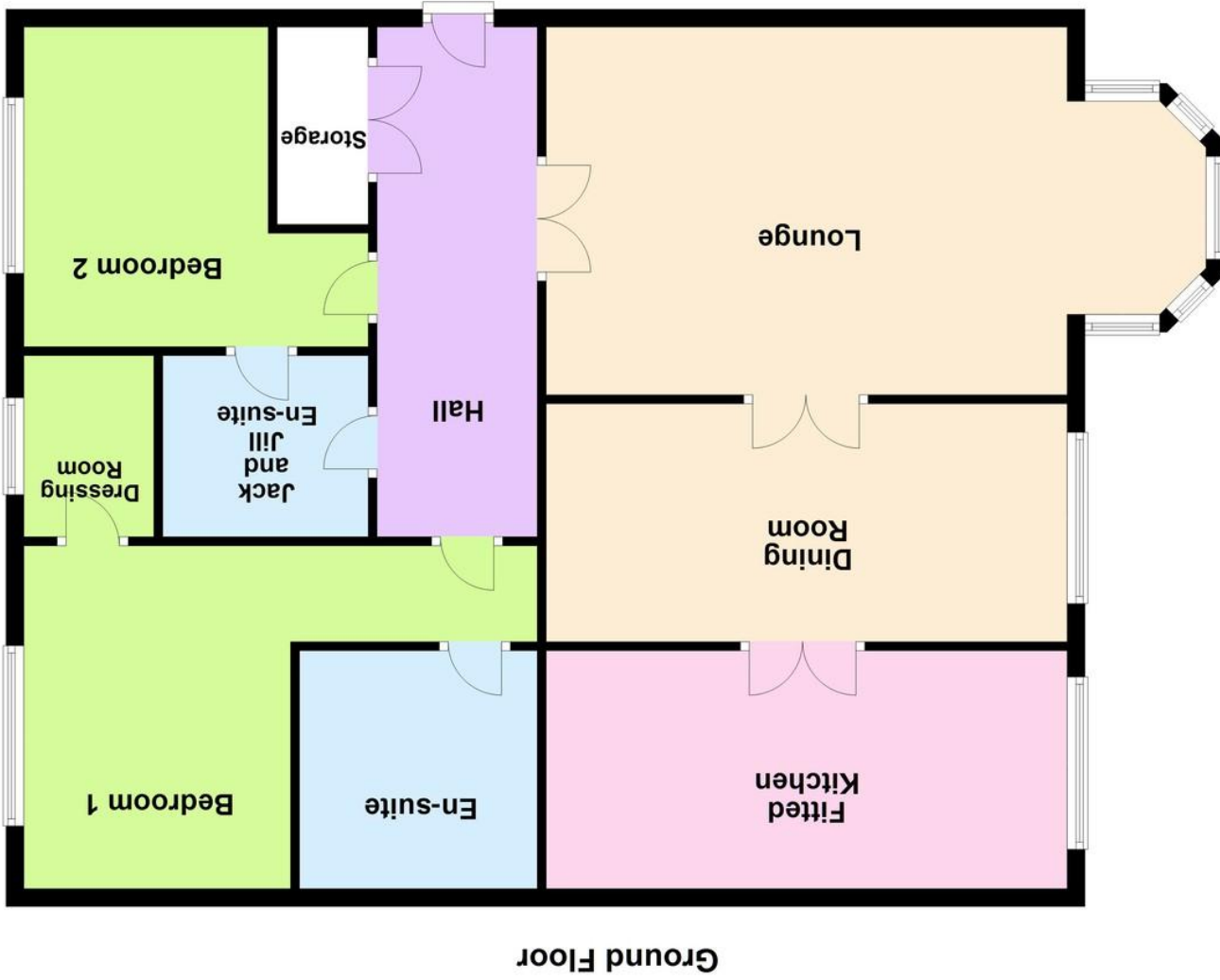


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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- Highly Sought After Town Centre Location
- Gated Community
- Under Ground Allocated Parking
- Lift To All Floors
- Large Lounge With Beautiful Views

Apartment 18 Royal Court Apartments, 66 Lichfield Road, Sutton Coldfield, B74 2NA

Offers In Region Of £390,000



Property Description

This luxurious apartment is part of an award winning development offering classical contemporary living accommodation set behind an attractive Victorian façade. Royal Court offers an on site gymnasium and stunning landscaped communal garden terrace with water feature, undercover secure parking and designated parking bay. The accommodation comprises welcoming entrance hall with deep store cupboard off, spacious lounge, luxury fitted breakfast kitchen, separate dining room, two double bedrooms the master bedroom has a dressing room and luxury en suite shower room, the second bedroom has a Jack and Jill luxury bathroom with Jacuzzi bath which is also accessible from the main hallway. This gated development is ideally placed for many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres.

The Royal Court Apartments have recently received two accolades from The Daily Mail (in conjunction with International Property Magazine) for Best Development in Warwickshire and Best Redevelopment UK and went on to be recognised as the only Five Star Winner of Best International New Development in the Bentley Property Awards.

Apartments such as this are rare to the market so early inspection is strongly advised to avoid any disappointment

The apartment is being sold with no upward chain and briefly comprises:

COMMUNAL ENTRANCE Beautifully appointed with tiled flooring, a lift to all floors or a staircase with glass balustrading and leading to the apartment.

HALLWAY A large hallway with useful storage cupboard, a telephone intercom entry system, wall mounted heater, coving and double doors to:

FORMAL LOUNGE 21' max x bay x 13' 8" (6.4m x 4.17m) A spacious formal living room with a deep walk in bay with a full height picture window with stunning views over the communal garden and Sutton Coldfield beyond, coving, spotlights, wall mounted heated and double doors leading to the dining room.

DINING ROOM 17' x 8' 8" (5.18m x 2.64m) Having a further picture window to the rear, coving, spotlights and double doors to the fitted kitchen

FITTED KITCHEN 17' 2" x 8' 6" (5.23m x 2.59m) Expensively fitted to include a stylish range of contemporary wall and base mounted units with complementing granite work surfaces over and under cupboard lighting, integrated Neff appliances to include a double oven, one of which also functions as a microwave, warming drawer, induction hob with extractor fan over, integrated dish washer, fridge freezer and washing machine, sink and drainer unit with integrated waste disposal unit, tiled flooring, a rear facing window, under floor heating and kick board heater.

BEDROOM ONE 11' 10" (minus walkway) x 13' 3" (3.61m x 4.04m) The master suite has a front facing window, coving, spotlights, doors to the luxury en suite shower room and dressing room.

EN SUITE SHOWER ROOM Beautifully appointed to include a double width walk in shower cubicle with multi jet shower system, his and hers circular wash hand basins on a raised tiled plinth, integrated WC, fully tiled walls and flooring, heated towel rail, under floor heating, and spot lights overhead.

DRESSING ROOM Full height fitted wardrobes with shelving and hanging space, dressing table with a granite top and front facing window.

BEDROOM TWO 15' 1" max x 8' 11" min x 10' 6" max x 3' 7" min (4.6m x 3.2m) Having a window to the front, spotlights, coving, wall mounted heater and a door to the luxury Jack and Jill Bathroom.

JACK AND JILL BATHROOM A beautiful suite with an oversized Jacuzzi bath, suspended wash hand basin, integrated WC, spot lights, fully tiled walls and flooring, under floor heating and heated towel rail.

Parking is allocated in the underground car park and there are further visitors spaces available, the well-equipped gymnasium is situated within the first entrance to the development and has a useful storage facility off.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 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 106 years remaining. Service Charge is currently running at £2,281.76 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £50 per annum and is reviewed (to be confirmed). 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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