



Connells

Lyon Court Rectory Road
Sutton Coldfield



Property Description

Connells are pleased to present this one double bedroom first floor apartment available now with NO UPWARD CHAIN. The property benefits from being conveniently located within walking distance to Sutton Town Centre, train station, Good Hope Hospital and Sutton Park. The apartment comes with parking to the rear via a communal car park for residents only. There is a modern refitted kitchen, bathroom with bath and electric shower and accessed from the Living Room is a private balcony. EXTENDED LEASE UPON COMPLETION. Viewing is essential to appreciate all this home has to offer. Accessed via the main door the property comprises:

Entrance Hall

The entrance hall with doors that lead through into the main double bedroom, lounge area and bathroom with electric radiator to wall and windows overlooking the balcony.

Lounge

15' 7" x 9' 4" (4.75m x 2.84m)

Having electric radiator to wall, front facing window with access to the balcony and door leads through to the kitchen

Kitchen

11' 2" x 5' 4" (3.40m x 1.63m)

A light and bright room, comprising fully built-in appliances which include an induction hob, electric oven. space for a fridge/freezer and side facing window

Main Bedroom

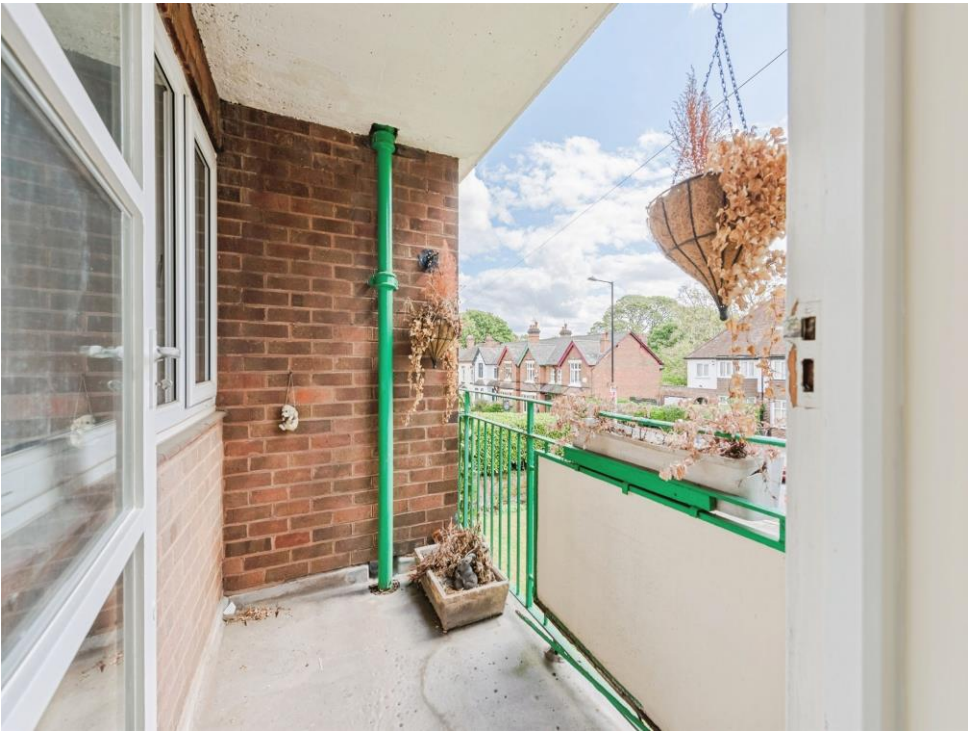
14' 8" x 7' 11" (4.47m x 2.41m)

Having a front facing window, electric radiator to wall.

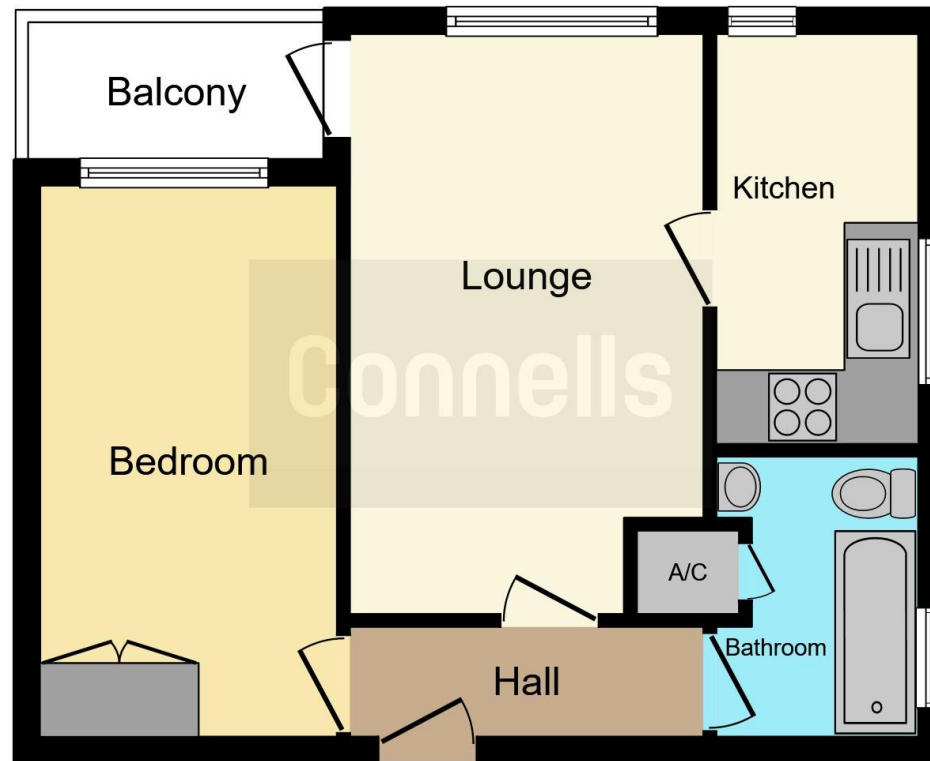
Bathroom

A modern bathroom comprising a bath and shower over, low level flush WC, wash hand basin towel warmer radiator to wall and frosted window.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1750.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310922

This is a Leasehold property with details as follows; Term of Lease 110 years from 12 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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