



Flat 16 Kingston Court, Lichfield Road,  
Sutton Coldfield, B74 2RT

£200,000

**Offers Over £195,000**



This top-floor apartment is an absolute stunner, and it's ready for you to move right in. Elegance permeates every corner of this apartment, creating a refined and inviting atmosphere.

With its tasteful design and spacious layout, this apartment is the ideal choice for those seeking a top-floor residence that effortlessly combines style and comfort.

The spacious layout includes a generous living room, a modern kitchen, and a convenient utility space.

There are two double bedrooms, providing ample room for your needs, along with a stylish bathroom and an additional WC for your convenience.

Kingston Court resides within excellent proximity of Four Oaks Train Station offering direct routes into Birmingham and Lichfield City Centres. The shops and amenities of Mere Green and Sutton Coldfield are located nearby and Sutton Park can be enjoyed within a short walk.





## Property Specification

TOP FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
SPACIOUS LIVING ROOM  
CONTEMPORARY KITCHEN  
SEPARATE UTILITY ROOM

### Hall

### Living Room

5.03m (16'6") x 3.40m (11'2") max

### Kitchen

2.74m (9') x 2.01m (6'7")

### Utility

1.68m (5'6") x 1.60m (5'3")

### Bedroom 1

4.37m (14'4") x 3.40m (11'2")

### Bedroom 2

3.68m (12'1") x 3.51m (11'6")

### Bathroom

### WC

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Electric, Water and Drainage  
Council tax band: B  
Tenure: Leasehold 180 years remaining, lease from 1976  
Ground Rent: £15 per annum  
Service Charge: £1630 per annum

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floor plan is given as a general guide and whilst every attempt has been made to ensure its accuracy, the measurements should not be relied upon as fact.  
Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

## Map Location

