



Connells

Epsom House Goldieslie Road
Sutton Coldfield



Property Description

A two double bedroom ground floor apartment, in an ideal location for Sutton town centre, park and train station. The property boasts secure gated parking and communal outside areas. The apartment itself offers a fully fitted kitchen/living space with refitted kitchen and integrated appliances. The main bedroom has an en-suite shower room and there is a further double bedroom with separate bathroom. There is a storage cupboard housing a recently refitted hot water tank and shelving storage. The block offers visitor parking, within a good school catchment area, ideal for first time buyers, buy to let investment buyers and down sizers.

Communal Entrance Hall

Having secure video entry intercom system giving access to the communal hallway, radiator to wall. Access is via the rear of the building. Doors to the open-plan lounge/kitchen/diner, the two bedrooms, storage room and bathroom.

Open-Plan Lounge/Kitchen/Diner

16' 2" x 12' 11" plus the bay (4.93m x 3.94m plus the bay)

Having double glazed walk-in bay window to the front, telephone point, TV aerial point, electric panel heater

Kitchen Area

Comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated electric oven, integrated gas hob, built-in cooker hood and extractor fan, integrated fridge/freezer and integrated dishwasher.

Bedroom 1

11' 4" plus the door recess x 11' 5" (3.45m plus the door recess x 3.48m)

Having double glazed window, laminate flooring and door to en-suite shower room.

En-Suite Shower Room

Briefly comprising a shower cubicle, low level flush WC, wash hand basin, extractor fan, spotlights, wall mounted heater towel rail radiator, part tiling to walls, floor tiling.

Bedroom 2

11' 1" x 9' 9" (3.38m x 2.97m)

Having double glazed window, laminate flooring and panel heater to wall.

Main Bathroom

Comprising a panelled bath, low level flush WC, wall mounted wash hand basin and extractor fan.

Outside

Front - Allocated Parking Space

The allocated parking space is to the front of the building.

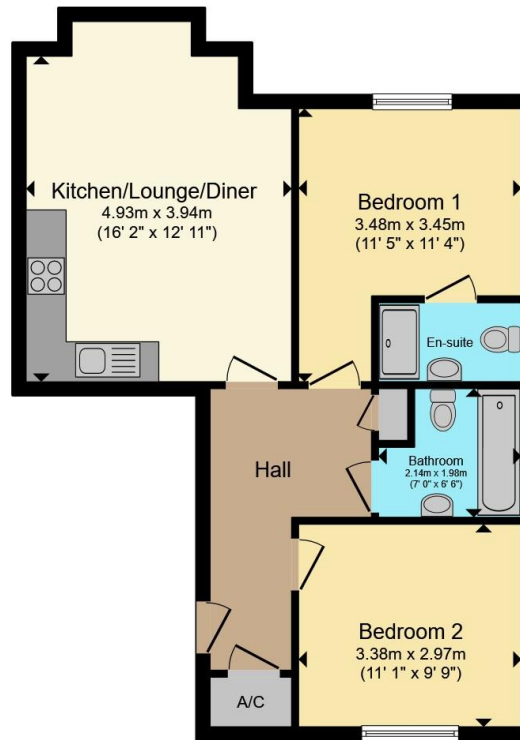
Communal Gardens

Having communal gardens with shrubs, borders and plants.









Total floor area 58.0 m² (624 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D Council Tax Band: C

Service Charge: 2720.00

Ground Rent: 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310993

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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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