

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Flat 21, 8 King Edwards Square, Sutton Coldfield, B73 6AQ**

**Offers Over £250,000**

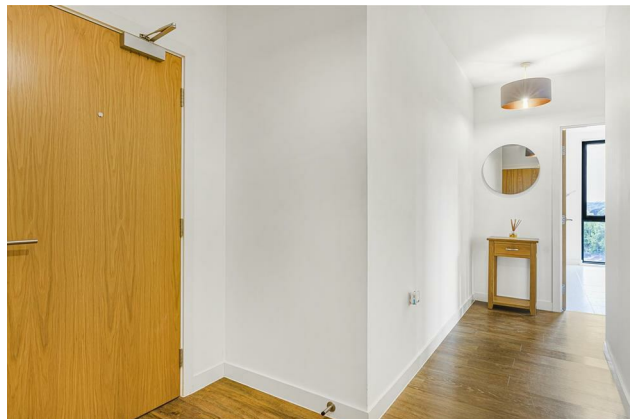
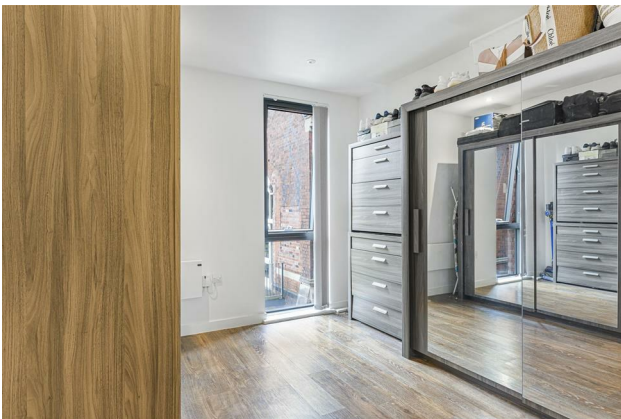
**Property Images**



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## Property Images

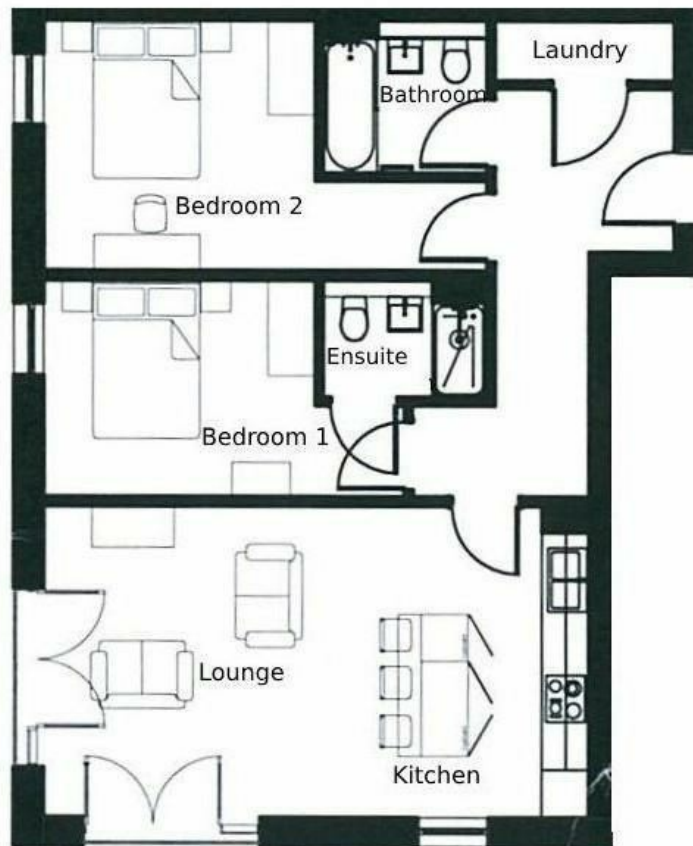


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## Property Images





## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 83                      | 83        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 2 Reception: 1 Tenure: Leasehold

## Summary

This superb luxury two-bedroom apartment occupies a highly convenient and sought-after central location, ideally positioned for well-regarded schools, excellent rail links, and an array of leisure facilities including Sutton Park.

Accessed via a secure intercom entry system with well-maintained communal areas, the apartment offers contemporary, well-presented accommodation throughout and benefits from an allocated parking space within a secure gated car park, internally comprising;

Welcoming reception hallway with Karndean wood-effect flooring, stunning open-plan kitchen, living and dining area measuring 22'3" x 12'10" (max). This impressive multifunctional space features a stylish range of fitted wall and base units with wooden work surfaces, pan drawers and a full suite of integrated appliances including oven, four-ring electric hob, dishwasher, fridge/freezer, large central island providing additional storage and breakfast bar seating, ceramic floor tiling, full-height windows and two sets of double doors with Juliette balconies, allowing excellent natural light and attractive outlooks.

Bedroom one measures 8'10" x 15'3" (max) and is complemented by a luxury ensuite shower room, finished with ceramic wall and floor tiling, Porcelanosa sanitary ware, a wall-mounted wash basin, concealed WC, shower enclosure and chrome ladder-style radiator. Bedroom two is a particularly generous double room measuring 18'6" x 10'4" (max), featuring Karndean wood-effect flooring and ample space for furnishings. Main bathroom, finished to a high standard with ceramic wall and floor tiling, Porcelanosa sanitary ware, a bath with shower over, wall-mounted wash basin, concealed WC and chrome ladder radiator.

• Stunning 2 bedroom apartment • Open plan kitchen/living/dining • Allocated parking in gated car park • Bathroom and ensuite • Convenient central location • Council Tax Band B