



**Connells**

Isis Court Garrard Gardens  
Sutton Coldfield



## Property Description

A well presented two bedroom, second floor flat located close to the heart of Sutton Coldfield town centre, close to main rail and road transport links and the amenities of the town. Easy access to Royal Sutton Park and Wyndley Leisure Centre. The property benefits from having security entry intercom system with communal hallway leading to the private accommodation. There is an entrance hall, a lounge with double glazed window to the front overlooking the communal gardens, modern fitted kitchen with views over the rear communal gardens. There are two good sized bedrooms and a bathroom with shower over the bath. The property benefits from double glazing and storage heating. THE PROPERTY IS OFFERED WITH NO CHAIN AND BENEFITS FROM AN EXTENDED LEASE.

## Communal Hallway

Having security entry intercom giving access into the building with stairs leading to the first floor landing, door leads to private accommodation.

## Entrance Hallway

Having door giving access into the private entrance hall, storage heater to wall, doors give access into the lounge/diner, bedrooms 1 and 2 and bathroom.

## Lounge/Diner

11' 10" x 11' 9" ( 3.61m x 3.58m )

Having double glazed window to the front and two double glazed windows to the side, two storage heaters to wall, TV aerial point and double doors give access into the kitchen.

## Fitted Kitchen

10' 10" x 8' 5" ( 3.30m x 2.57m )

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, two double glazed windows to the rear, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated electric hob, space and plumbing for a washing machine, space for a fridge/freezer and laminate flooring.

## Bedroom 1

13' x 12' 1" ( 3.96m x 3.68m )

Having double glazed window to the front, TV aerial point, storage heater to wall, coving to ceiling and built-in double wardrobe.

## Bedroom 2

11' 1" x 8' 5" ( 3.38m x 2.57m )

Having double glazed window to the rear giving views over the communal gardens and storage heater to wall.

## Bathroom

Comprising a three piece bathroom suite, having panelled bath with electric shower over, low level flush WC, wash hand basin, extractor fan to wall, shaver point to wall, part wall tiling and floor tiling, double glazed frosted window to the rear, Dimplex heater to wall and door to airing cupboard housing the hot water tank.

## Communal Gardens

Having gardens laid to lawn to the front and rear.

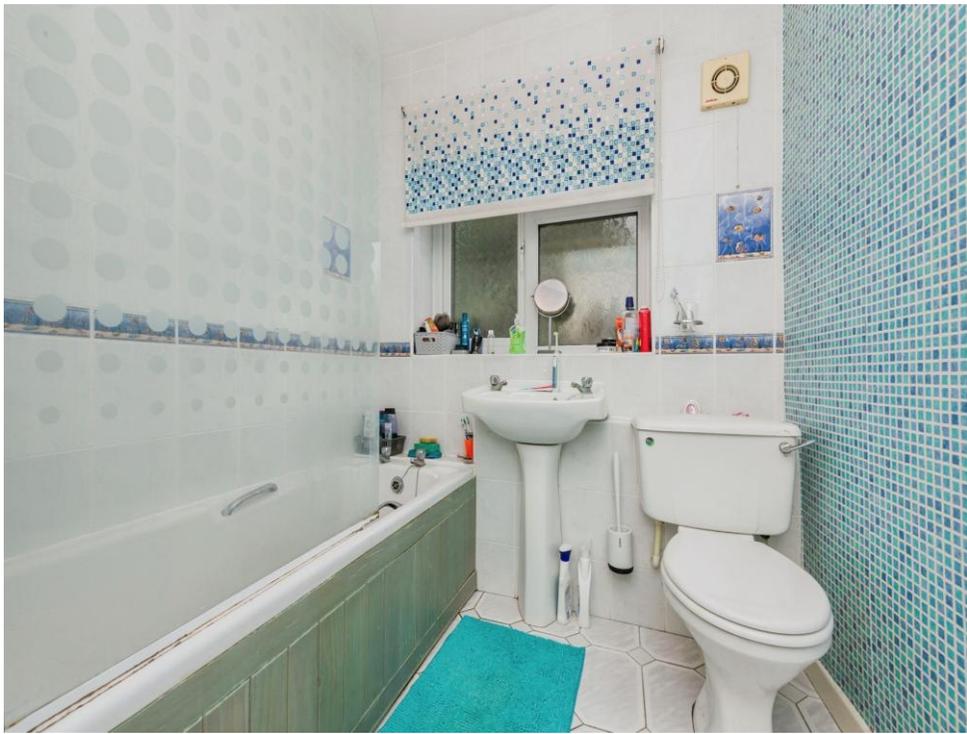
## Communal Parking

The property benefits from having communal parking.

## Agent's Note:

There is a separate annual sinking fund charge of £1,873.29 chargeable until all roofs have been replaced across the building.









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

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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: E Council Tax Band: B

Service Charge: 1873.29

Ground Rent: 35.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310205](http://connells.co.uk/Property/SCO310205)**

This is a Leasehold property with details as follows; Term of Lease 145 years from 04 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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