



**PAUL
CARR**
Estate Agents
Sales & Lettings

Apartment 23 Royal Court, 66 Lichfield Road, Four
Oaks, Sutton Coldfield, B74 2NA

£425,000

23 Royal Court Apartments is a spacious, well-appointed 3 bedroom top floor apartment, with panoramic views, lifts to every floor, and a long lease, ideal for anyone looking to downsize, within walking distance of Sutton Coldfield Town Centre.

The property is set behind electric gates opening to a secure car park with two allocated spaces, one above and one underground.

The apartment can be accessed via the secure communal door, and lift or stairs. Further inspection of the apartment reveals a generous living space, a spacious hall, leading to a stunning open plan living/dining room with beautiful high ceilings, and a balcony that enjoys amazing views. The kitchen-breakfast room is well-fitted and comprises a range of base, wall and drawer mounted units, with a rolled edge granite work surface.

Bedroom one is exceptionally large, with an ensuite and a charming dressing room. There are two further bedrooms, a modern shower room, and a boiler/storage room to complete the accommodation.

The development boasts excellent gym facilities, and outside there are secure well-maintained Communal grounds, seating around the pool, a covered patio table area, and beautifully landscaped gardens, with a collection of paths, water features and attractive planted areas.

Within a short walk, Sutton Town centre provides a number of shops, cafes and restaurants, and then not far away, the historic Sutton Park brings its long-established, high quality large urban parkland within easy reach, for the enjoyment of many pursuits. Sutton Coldfield features many schools, including Bishop Vesey boys Grammar, and Sutton Girls Grammar schools.

The building is well serviced by bus and rail links. There are bus stops within 60- 80 yards, and Sutton Railway station is a little more than half a mile away. The M6, M6 toll and M42 motorways are accessed within 7-8 miles, and it is simple to reach Birmingham International Airport and the Belfry golf course.

Once purchased, you own 1/24th of the development (part of the freehold).

The Property is sold as a leasehold, with a part of the freehold 'attached', a long lease, and a peppercorn ground rent.



Hall

Living/Dining Room
8.41m (27'7") x 5.67m (18'7")

Balcony

Kitchen
3.63m (11'11") x 3.48m (11'5") max

Bedroom 1
5.79m (19') x 2.00m (6'7")

Dressing Room
2.41m (7'11") x 2.03m (6'8")

En-suite

Bedroom 2
3.10m (10'2") x 3.07m (10'1")

Bedroom 3
3.18m (10'5") max x 1.73m (5'8")

Shower room





Floor Plan

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

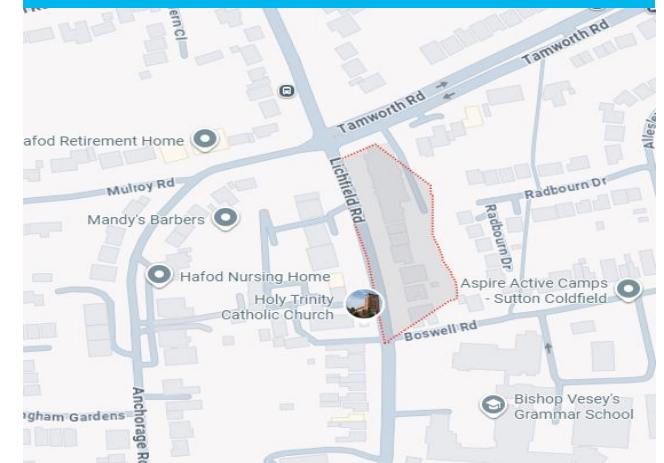


23 Royal Court Apartments

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: