

for sale

£90,000 Leasehold



## Royal Court Birmingham Road Sutton Coldfield B72 1LY

An immaculate OVER 60's 1 double bedroom ground floor retirement apartment set on main road & rail transport links and close to local amenities. Having hallway, lounge diner opening onto communal gardens, refitted kitchen with integrated appliances, refitted shower room & double bedroom.

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# Property Details

## Communal Hallway

Accessed via a secure entry intercom system. Access to the residents lounge, guest bedroom and laundry facilities.

## Private Entrance Hallway

Having door to the private accommodation. coving, security entry phone system to wall, doors to built in storage cupboard, shower room, bedroom and lounge diner. Pulley system to wall and intercom system for 24 hour help line.

**Lounge Diner** 10' 7" max x 19' 7" olus door recess ( 3.23m max x 5.97m olus door recess )

Having TV aerial point, storage heater to wall, 2 wall light fittings, coving, French door opening onto the rear gardens with double glazed window to rear. feature fire surround with and pulley system.. Doors giving access to the kitchen.

**Refitted Kitchen** 7' 6" x 7' 10" ( 2.29m x 2.39m )

Being irregular shaped. Comprising a high specification fitted kitchen with fitted base units, with work surfaces over, fitted matching wall units, splashback tiling, built in electric oven and built in electric hob with cooker hood over, integrated fridge and freezer, dimplex wall heater, double glazed window overlooking the rear gardens, floor tiling.

**Bedroom** 15' 2" max x 9' 3" ( 4.62m max x 2.82m )

Having double glazed window overlooking the communal gardens, coving to ceiling, 2 wall light fittings, storage heater and built in wardrobes with mirrored fronts.

## Refitted Shower Room

Being an impressive refitted shower room with good sized shower cubicle with electric shower facility, wash hand basin, low level flush WC, pulley system, light facility.

## Communal Gardens

Having immaculate and well presented communal rear garden with patio areas, garden to lawn and planted borders.

## Communal Residents Lounge

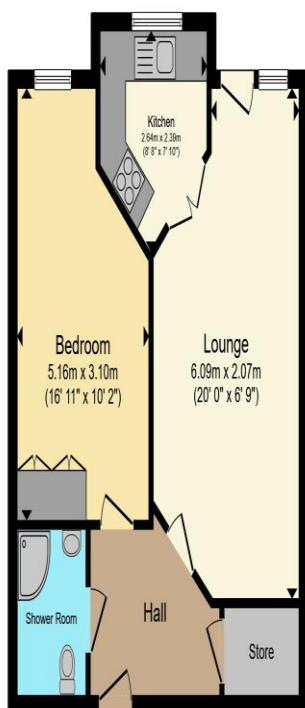
There is a residents lounge.

## Residents Laundry Room

There is a laundry which can be used with washing machines and driers.

## Communal Parking

Residents communal parking to the front. Allocated visitors



Total floor area 49.9 m<sup>2</sup> (537 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](http://www.propertybox.io)



To view this property please contact Connells on

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Property Ref: SCO311642 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3979.16

Ground Rent: 259.74

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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