



Connells

Royal Court Apartments Lichfield Road
Sutton Coldfield

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for sale offers over
£425,000



Property Description

A high specification well presented three bedroom Penthouse apartment. OFFERED WITH NO CHAIN. Located in a popular development of Royal Court Apartments on the corner of Lichfield Road and Tamworth Road. Close to Royal Sutton Park, Sutton Coldfield train station and Sutton town centre. A gated development with video security entry. Two parking spaces, one of which is underground. There are fantastic landscaped and well maintained communal gardens. The facilities include a resident's gym with resident's locker room and lift access. The accommodation comprises an excellent sized reception hallway, impressive lounge with balcony and excellent views over Sutton Coldfield, high specification fitted dining/kitchen with built-in appliances and space for a dining/table. An impressive main bedroom with refitted en-suite shower and balcony, two further bedrooms and a Jack and Jill shower room. There is excellent storage facilities within the apartment with large built-in storage cupboard and a good sized built-in airing cupboard.

Communal Hallway/Landing

Having a video secure entry intercom system located at the rear of the building, for residents there is a key passcode giving access into the communal hallway. The communal hallway is light, bright and airy, has stairs leading to the second floor landing and lift access. On the ground floor there is also access to the resident's gym. On the second floor landing next to the apartment there is a door that gives access to a private storage cupboard providing excellent storage space.

Private Hallway

Door gives access into the private hallway. Being an excellent sized private hallway, having video entry intercom system to wall, having panel radiator to wall and excellent size gallery hallway with steps down, the hallway gives access to the three bedrooms, the dining/kitchen, lounge and storage room.

Storage Room

5' x 7' 5" (1.52m x 2.26m)

Having telephone point, shelving and light facility.

Guest WC

Having low level flush WC, wall mounted wash hand basin, extractor fan, radiator to wall and floor tiling.

Lounge

15' 5" x 14' 4" (4.70m x 4.37m)

Having double glazed French doors leading to a balcony and having double glazed picture windows to either side with excellent views over the communal gardens and the Sutton Coldfield landscape. Having stone fireplace with electric fire facility, telephone point, TV aerial point, spotlights to ceiling and panel radiator to wall.

Balcony

Having excellent views over Sutton Coldfield, having an area for seating and wrought iron railings.

Dining/Kitchen

16' 5" x 16' 11" to include the bay (5.00m x 5.16m to include the bay)

Having double glazed walk-in bay window to the side providing excellent views over Sutton Coldfield and having space for a dining table and having a velux window to the ceiling. The kitchen is a modern high specification fully fitted kitchen, having fitted base units with granite work surfaces over and matching upstand, fitted matching wall units, one and a half bowl sink and drainer unit with mixer tap over. Having integrated electric hob with built-in cooker hood and extractor fan over, built-in electric oven, warming drawer and built-in microwave grill, integrated dishwasher, integrated washer/drier, integrated fridge and integrated freezer, tiled floor with underfloor heating, glass display shelf, overhang seating area, electric radiator to wall and spotlights to ceiling.

Bedroom 1

23' 9" maximum x 11' 11" (7.24m maximum x 3.63m)

Having double glazed French doors leading to the balcony with a triangular double glazed window over, telephone point, spotlights to ceiling and decorative coving to ceiling. Door leads to the en-suite shower room.

En-Suite Shower Room

Being a high specification refitted en-suite shower room. Having a walk-in shower with rainfall and hand-held shower over, wall mounted wash hand basin, wall mounted heated towel rail radiator, floor tiling and wall tiling and low level flush WC.

Bedroom 2

13' 5" maximum x 11' 8" (4.09m maximum x 3.56m)

Having double glazed dormer window to the side with excellent views, telephone point, TV aerial point, two built-in wardrobes, built-in dressing table and drawer units. Door gives access into a Jack and Jill shower room.

Jack And Jill Shower Room

Being a high specification refitted shower room. Having double shower cubicle, wall mounted wash hand basin, wall mounted heated towel rail radiator, spotlights to ceiling, full tiling to walls, and low level flush WC.

Bedroom 3

10' 7" x 9' 11" (3.23m x 3.02m)

Having velux skylight window to the front, two built-in double wardrobes, panel radiator to wall and door leads back into the Jack and Jill shower room.

Resident's Gym

Located on the ground floor next to the lift facility with a good selection of gym equipment. There is also door within the gym that leads to a secure locker area for storage facilities for residents. Each resident benefits from having their own locker.

Agent's Note:

The vendor has advised that the lease has been extended to 999 years, with all 22 apartments owning one share per apartment of the freehold. This means that there will be potentially a reduction to ground rent charges. Any interested parties would be advised to seek legal advice from their solicitor regarding this lease extension.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 117.3 m² (1,263 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: C

Council Tax
 Band: E

Service Charge: Ask
 Agent

Ground Rent:
 3700.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311578

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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