

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

King Edwards Square, Sutton Coldfield | £210,000  
Call us today on 0121 355 0555



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

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**This luxury 2 bedroom ground floor apartment is situated in a town centre location, ideal for schools, shopping, leisure facilities, Sutton Park and railway station. Having an allocated parking space in a gated car park, the apartment benefits from a secure intercom entry system.**

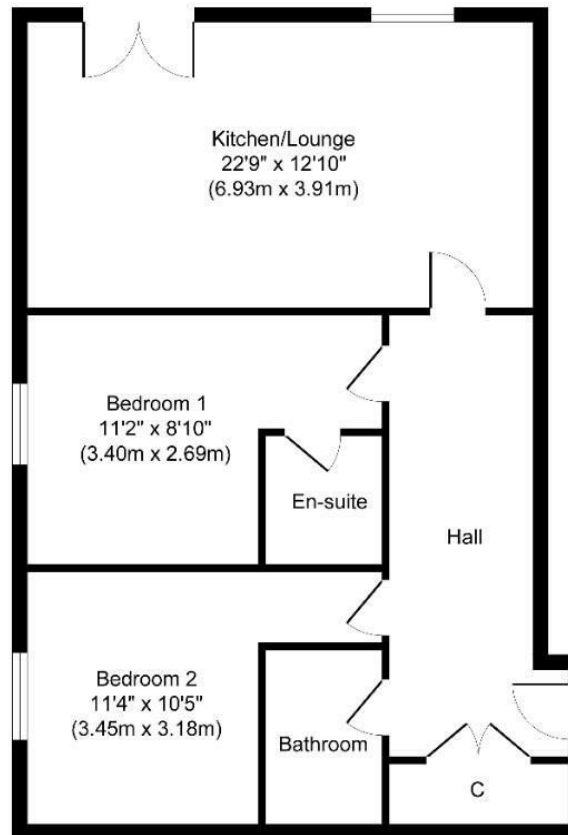
**In brief, the accommodation comprises; entrance lobby, spacious hallway with large storage cupboard, open plan living/dining kitchen with an integrated hob/oven, extractor fan, fridge freezer, dishwasher and large central island. Large double bedroom one with refitted ensuite shower room, bedroom two, family bathroom with bath and shower over.**

**Allocated parking accessed from Anchorage Road.**

**Lease information:  
140 years remaining  
Service charge £1662.02 pa  
Ground rent £350 pa**

**A buyer should verify this information prior to proceeding.**

- **Ground floor apartment**
- **Convenient location**
- **Two bathrooms**
- **Council Tax Band D**
- **Two double bedrooms**
- **Large open plan kitchen/living/dining room**
- **No chain**



**Approximate Floor Area**  
**827 sq. ft**  
**(76.83 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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