



Connells

Royal Court Birmingham Road
Sutton Coldfield

Royal Court Birmingham Road Sutton Coldfield B72 1LY

for sale
£90,000



Property Description

An immaculate OVER 60's 1 double bedroom ground floor retirement apartment set on main road & rail transport links and close to local amenities. OFFERED WITH NO UPWARD CHAIN. The property offers independent living with communal facilities. Having residents lounge, guest bedroom facilities and laundry room. The private accommodation comprises hallway, lounge diner opening onto communal established gardens, impressive refitted kitchen with some integrated appliances, high specification refitted shower room & double bedroom with built in wardrobes. On site House Manager and 24 hour assistance system. Communal parking. Electric heating and double glazing. Close to heart of Sutton Town Centre and main road and rail transport links.

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" plus door recess (3.23m max x 5.97m plus 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 Resident's Lounge

There is a resident's lounge.

Resident's Laundry Room

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

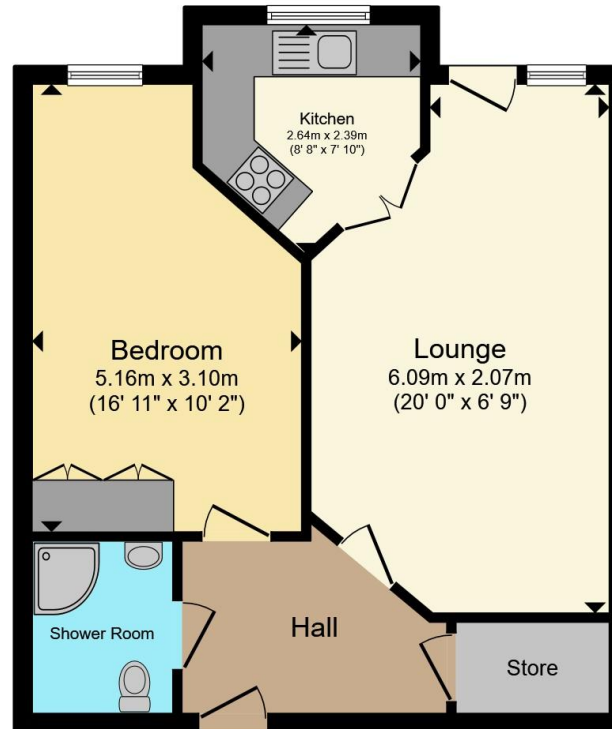
Communal Parking

Resident's communal parking to the front. Allocated visitors parking spaces on first come first serve basis.









Total floor area 49.9 m² (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

Connells

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D Council Tax
 Band: C

Service Charge:
 3979.16

Ground Rent:
 259.74

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311642

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

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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