



## Apartment 21, The Sutton

8 King Edwards Square, Sutton Coldfield, B76 6AQ



Sutton Coldfield  
Fine Residential



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B76 6AQ

A luxury first floor modern two bedroom apartment occupying a very convenient location in the centre of town with views over Sutton Coldfield.

The well presented accommodation briefly comprises:

Reception Hall with Karndean wood effect flooring.

Kitchen/Living Area 22'3" x 12'10".  
Open-plan kitchen/living area with a range of fitted units including wall and floor cupboards, pan drawers, wooden worksurfaces and integrated appliances including oven, 4 ring electric hob, dishwasher, fridge/freezer, 1½ bowl stainless steel sink. Central island with further storage and seating. Ceramic floor tiling and two sets of double doors each with Juliette balcony.



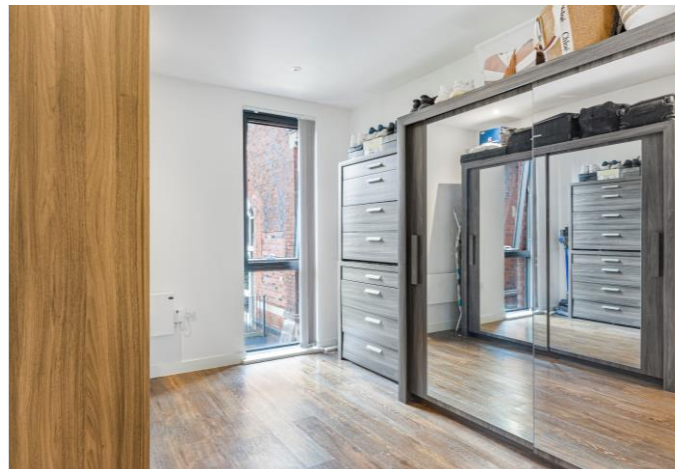


Bedroom One 8'10" x 15'3" max.

En Suite Shower Room with ceramic wall and floor tiling, Porcelanosa sanitary ware including wall mounted wash basin, wc with concealed suite, shower enclosure and chrome ladder radiator.

Bedroom Two 18'6" max x 10'4" with wood effect Karndean flooring.

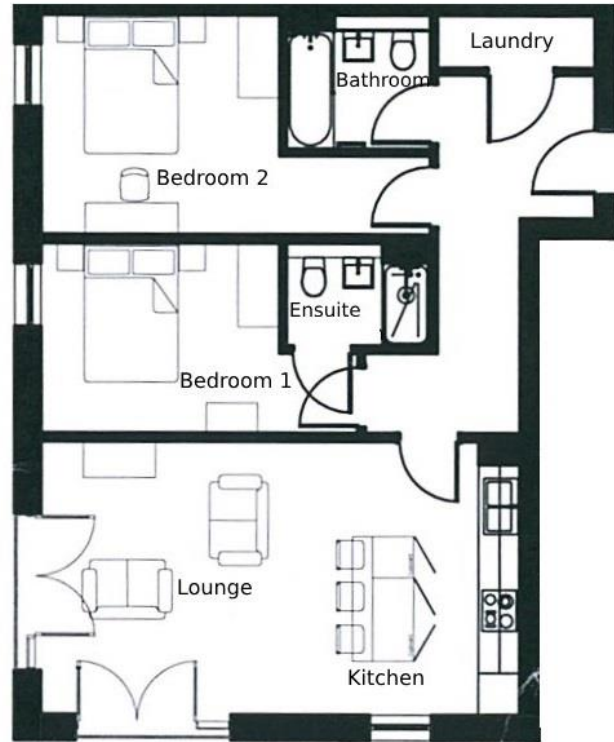
Bathroom with Porcelanosa sanitary ware including bath with shower, wall mounted wash basin, wc with concealed suite, chrome ladder radiator, ceramic wall and floor tiling.



Outside – 1 Parking Space.

Tenure: Leasehold





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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