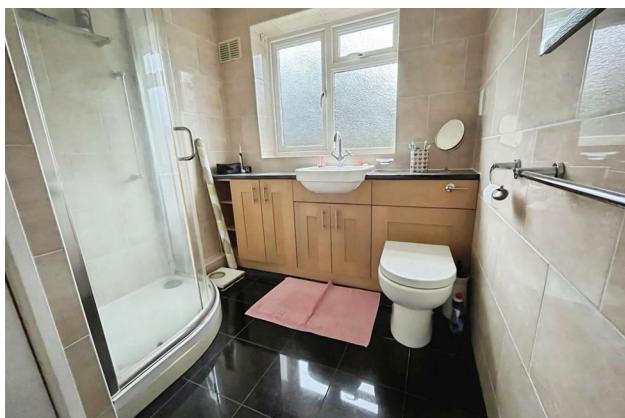


Flat 10, Ribble Court Garrard Gardens, Sutton Coldfield, B73 6DL

£159,950

Property Images



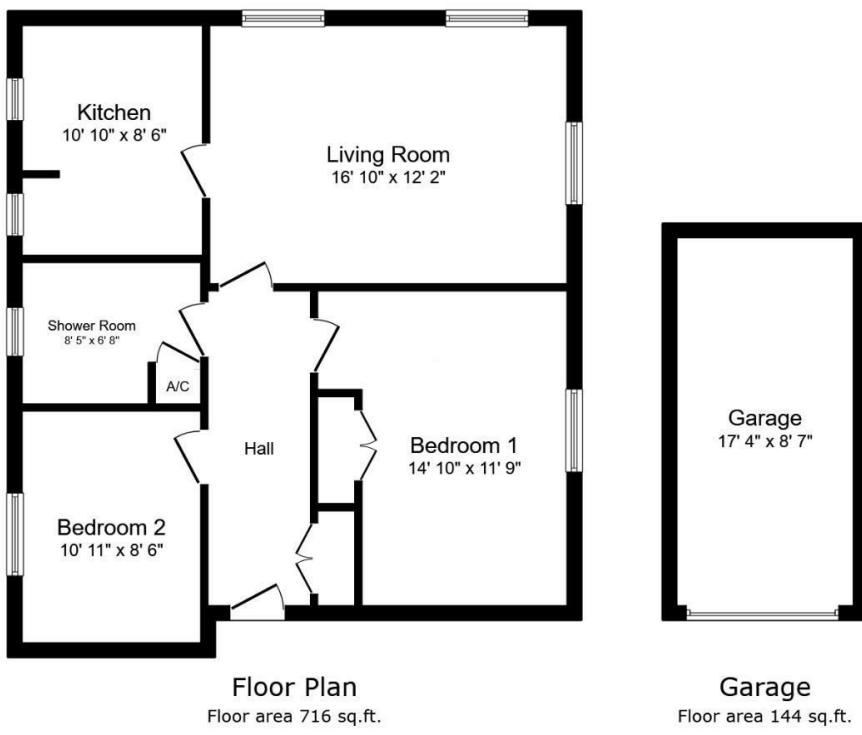
Property Images



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Floorplan



Total floor area: 860 sq.ft.

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Superbly located, close to Sutton railway station, town centre amenities and Sutton Park Town Gate, this much sought after and spacious first floor flat is being offered with electric heating, double glazing and an extended lease. Offered with no chain, the flat requires certain cosmetic improvements, briefly comprising;

Communal security entrance, stairs to first floor landing reception hall having double cupboard, 2 double bedrooms (bedroom 1 with wardrobes), shower room with white suite and airing cupboard, attractive living room, fitted kitchen/breakfast room.

Outside, communal gardens and garage in separate block (number 15).

Leasehold: 126 years unexpired lease term 20/10/09 to 21/03/2152.
Service charge: approx £3500pa, decreasing as roof replacements are completed.

Ground rent: TBA

A buyer should verify this information prior to proceeding

Features

- Lovely first floor apartment • 2 bedrooms • Fitted kitchen/breakfast room • Refitted shower room • Extended lease • Viewing essential • Garage in separate block • No chain • Certain cosmetic improvement required • Council Tax Band B