



Epsom House, Goldieslie Road,
Sutton Coldfield, B73 5PE

Offers in Excess of £170,000

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This well appointed luxury penthouse apartment occupies a desirable and convenient location close to sought after amenities including shops schools and public transport links both road and rail.

Offering the advantage of a lengthy lease and secure parking and entry system the accommodation itself offers a generous open plan family dining kitchen, two bedrooms, an en-suite shower room and family bathroom.

- WELL PRESENTED SUPERBLY PROPORTIONED SECOND FLOOR FLAT
- TWO WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- OPEN PLAN LIVING ROOM WITH FITTED KITCHEN AREA
- MOST CONVENIENT AND COVETED LOCATION
- SECURE GATED CAR PARK WITH ALLOCATED PARKING
- INTERCOM ENTRY SYSTEM





Property Specification

WELL PRESENTED SUPERBLY PROPORTIONED SECOND FLOOR FLAT

The property briefly comprises:

Living Room 4.62m (15'2") x 3.76m (12'4")

Kitchen 2.67m (8'9") x 2.31m (7'7")

Bedroom 3.72m (12'3") x 2.81m (9'3")

Bedroom 3.94m (12'11") max x 3.51m (11'6")

Bathroom 2.31m (7'7") x 2.06m (6'9")

En-suite Shower Room 2.59m (8'6") x 1.17m (3'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 1st April 2023

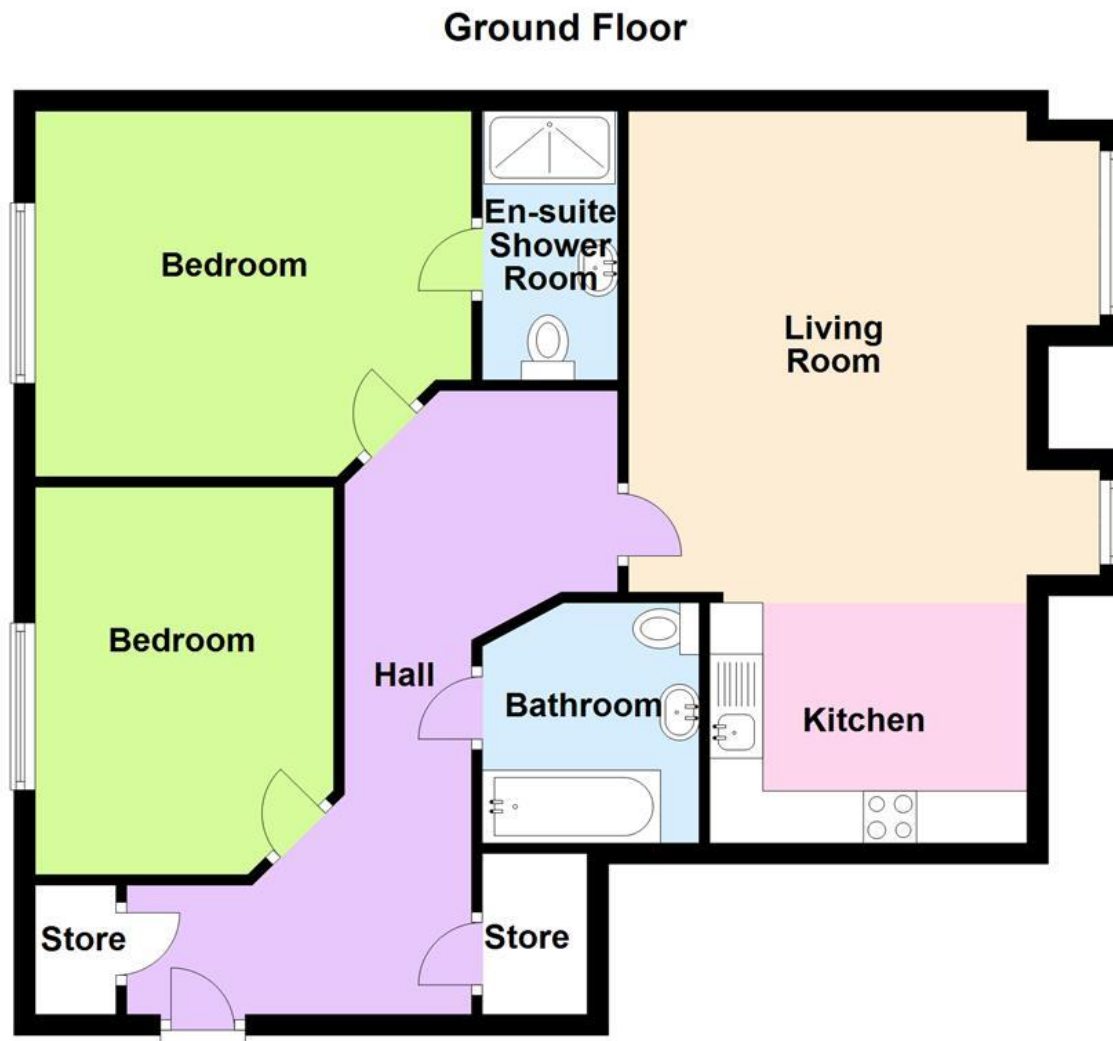
Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: D

Tenure: Leasehold, 108 years remaining on the lease
Ground Rent: £500 per annum
Service Charge: £2900 per annum

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

