



FOR SALE



Freehold town centre residential investment opportunity

Mill House & Trinity View House, Midland Drive, Sutton Coldfield B72 1TU

GUIDE PRICE:

£995,000

KEY HIGHLIGHTS

5 brand new luxury town centre apartments

Situated in the heart of Royal Sutton Coldfield

2 bedroom apartments finished to a high standard

Superb fittings throughout

Central Sutton Coldfield location

Close to local amenities and public transport

Sale includes the freehold title of both blocks & new build warranty

Estimated rental value - £81,000 per annum

GUIDE PRICE:

£995,000



LOCATION

Both Mill House & Trinity View house are situated in the heart of Sutton Coldfield Town centre with easy walking distance access to all town centre amenities & Sutton Coldfield Train Station, which is a 2-minute walk away.

The M6 motorway, which connects Birmingham to the North and the M42, is located approximately 6 miles to the southwest of the Property. The M42 continues to the south of Birmingham and connects to the M40 south to London.

From Sutton Coldfield:

Birmingham City Centre: **21 mins**

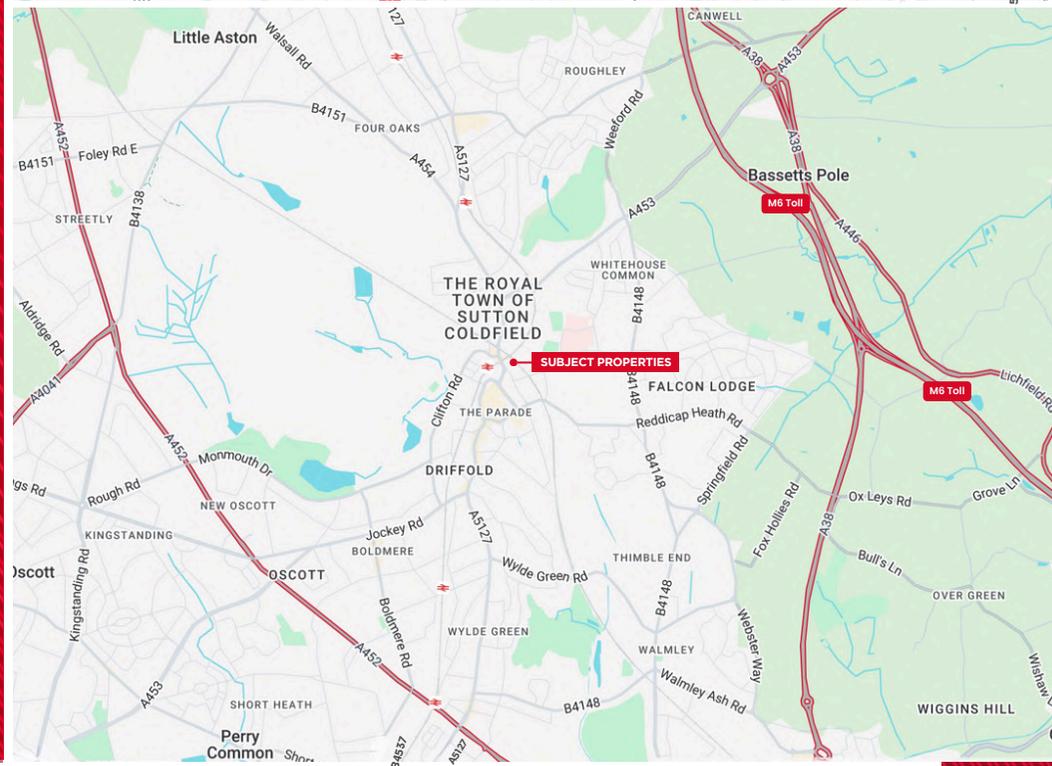
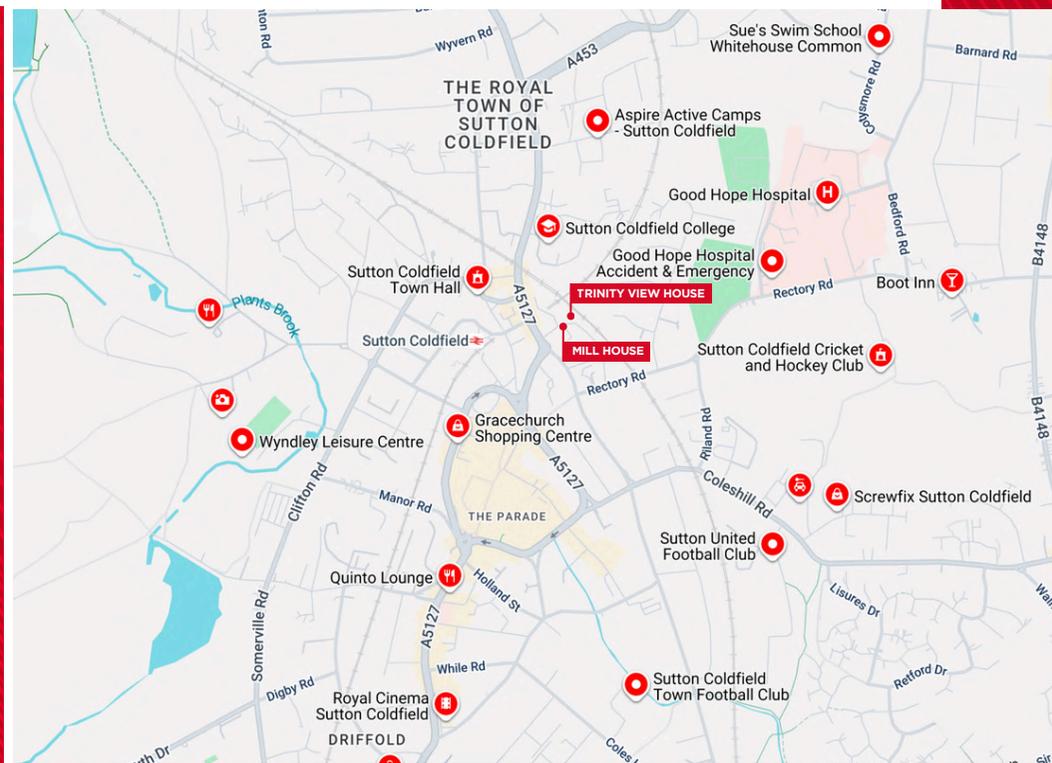
Coventry via Birmingham: **55 mins**

London via Birmingham: **2 hours 11 mins**

DESCRIPTION

The 5 self-contained apartments are situated across two blocks, namely Mill House & Trinity View House, and the sale will include the Freehold interest of both blocks.

Mill House is a brand new development of 7 luxury apartments fronting Midland Drive, whilst Trinity View House is a conversion comprising 6 apartments. Each of the apartments has been finished to an exceptional standard and include Quartz work surfaces, integrated appliances, and ample open-plan living space. Of the two bedrooms, the principal bedroom has an en suite shower room, whilst there is a further main house bathroom and open-plan kitchen and living room. 5 of the apartments are now being offered for sale with the Freehold title to both blocks. Some of the apartments that have been sold off long leaseholds, have been rented at £1,350 pcm, thus producing an estimated rental value of £81,000 per annum for the 5 available apartments.



ACCOMMODATION

Each apartment comprises:-

- Security entrance pad
- Inner hallway
- Store cupboard
- Open-plan Kitchen & living
- 2 bedrooms
- En suite shower room to principal bedroom
- House bathroom

TRINITY VIEW HOUSE APARTMENTS

1	Ground floor 2 bedroom apartment	645 sq ft
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3	First floor 2 bedroom apartment	645 sq ft
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5	Second floor 2 bedroom apartment	645 sq ft
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MILL HOUSE APARTMENTS

4	First floor 2 bedroom apartment	667 sq ft
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6	Second floor 2 bedroom apartment	667 sq ft
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SERVICE CHARGE

There is an annual proportionate service charge run by the existing Freeholder and details are available within the data room upon request.



TENURE

Freehold with vacant possession. The sale includes 5 self-contained apartments and the Freehold title to both Mill House & Trinity View House. The remaining 8 apartments have been sold off long leasehold for a term of 125 years at a Peppercorn ground rent.

SERVICES

We are advised that mains electric, water & drainage are connected.

PRICE

Offers based on £995,000 are sought for the Freehold interest and 5 self-contained apartments.

EPC

Available upon request.

FURTHER INFORMATION

For access to the data room including floor plans, please contact the selling agents, Bond Wolfe on 0121 525 0600 or email jmattin@bondwolfe.com

VAT

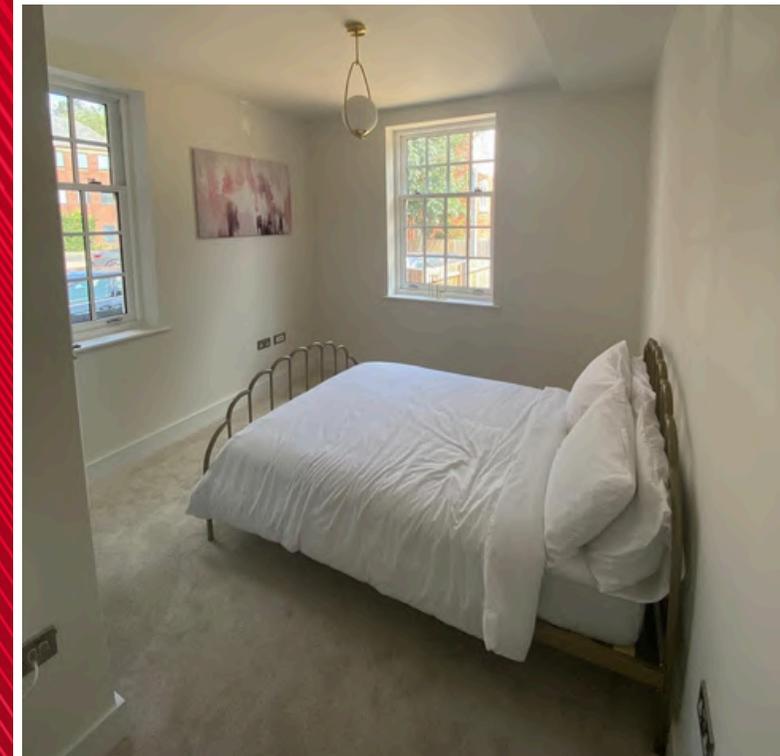
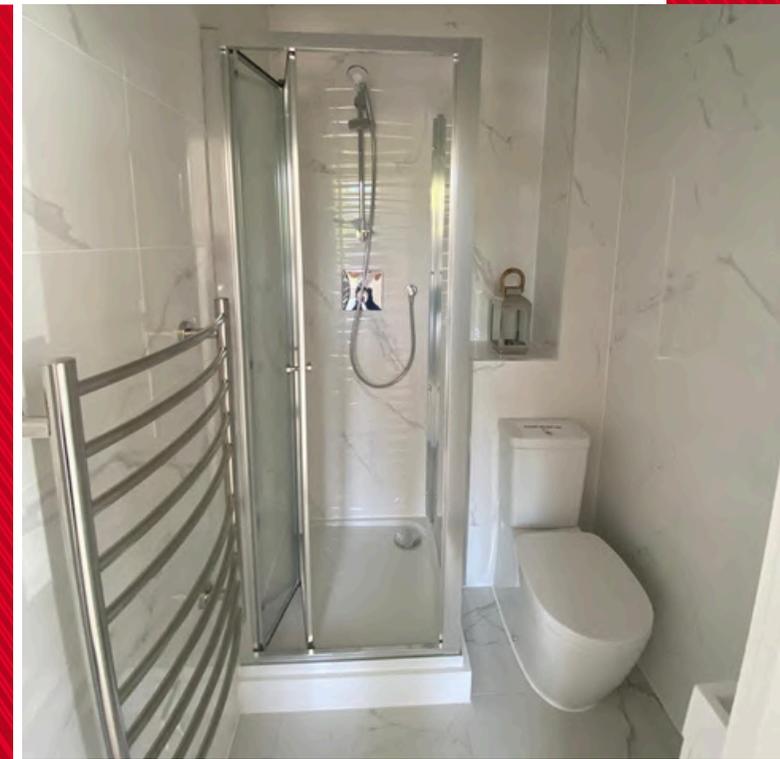
We are advised that VAT is not applicable, but purchasers should satisfy themselves in this regard.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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