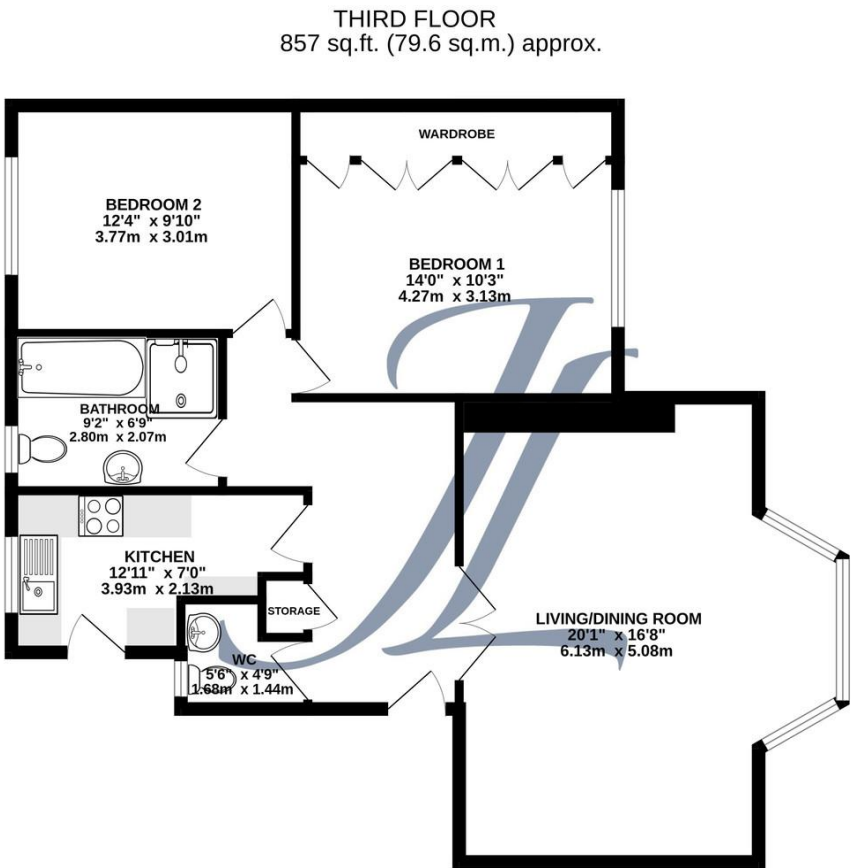




Floor Layout



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total approx. floor area 857 sq ft (80 sq m)

JL - Edgbaston Branch
0121 4565454
edgbaston@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

James Laurence

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

James Laurence



REASSURINGLY LOCAL



Viceroy Close

Edgbaston

Birmingham

B5 7UX

£235,000

- Stunning Two-Bedroom Apartment
- Prestigious Development - Viceroy Close
- Third Floor
- 1930's Build with Retained Character Features
- Immaculate Communal Grounds
- Long Lease (960 + Years Remaining)
- EPC Rating: C



Viceroy Close, Edgbaston, Birmingham, B5 7UX

£235,000

Property Description

DESCRIPTION Situated within an attractive Art Deco development set amongst beautifully maintained communal grounds, this spacious third floor apartment offers stylish and well-balanced accommodation extending to approximately 857 sq.ft. Beautifully presented throughout, the property combines generous room proportions with a bright and airy feel, enhanced by large windows and pleasant leafy outlooks.

The welcoming reception hall leads through to an impressive living and dining room, offering excellent space for both relaxing and entertaining. A striking bay window floods the room with natural light while the neutral décor and contemporary finishes create an elegant yet comfortable setting. The fitted kitchen is well laid out with ample storage and workspace, complemented by colourful tiled splashbacks and excellent natural light.

There are two well-proportioned double bedrooms, including a particularly spacious principal bedroom with extensive fitted wardrobes. The second bedroom is currently utilised as a home office, demonstrating the flexibility of the accommodation for modern living. A bright family bathroom and separate WC complete the internal accommodation.

Further benefits include lift access, residents' parking, secure entry system and beautifully maintained communal gardens surrounding the development. Ideally positioned for excellent local amenities, transport links and green spaces, this is a superb opportunity to acquire a stylish apartment within a highly regarded residential setting.

LOCATION Viceroy Close is a well maintained and convenient development, boasting secure entry systems, beautiful communal grounds and parking, with an onsite building manager. It is located on the cusp of Birmingham city centre offering excellent road and transport links within minutes to city amenities via A38 to M6/M42, Five Ways train station and New Street station whilst Queen Elizabeth hospital, Birmingham University's main campus and train station are a short commute. The new dental hospital is within a short walk also.

LEISURE Leisure facilities are provided with nearby Edgbaston Cricket Ground-home of Warwickshire cricket club and hosts England international tests, Cannon Hill park



and MAC theatre, along with the city's first 50m swimming pool at the recently completed Birmingham University complex nearby, The Edgbaston Priory tennis club and Golf clubs within short walking distance. Birmingham city centre offers the prestigious Grand Central, exclusive Mailbox retail development and Bull Ring offering shopping boutiques, with Theatres and convention facilities such as the ICC and Symphony Hall, facilities to be proud of and also within walking distance.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

*Tenure: Leasehold
Length of Lease – 961 years remaining
Services: All mains' services are connected to the property.
Local Authority: Birmingham City Council
Council Tax Band - C
Ground Rent - £90 per annum
Ground Rent Review Period – NA
Service Charge - £4,467.30 per annum
The service charge covers:-
Heating a large five bedroom flat
Constant hot water 24/7
Building insurance,
An on-site 'caretaker'
The perfect upkeep of the extensive gardens
Maintaining the roads of the estate to a high level
Repair and maintenance of the fabric of the building
Regular painting of the external areas of the building and of the communal internal areas
Twice weekly rubbish collection
The maintenance of a substantial 'sink fund'
The maintenance of the on-site artesian well leading to very low water bills compared to Severn Trent water company*

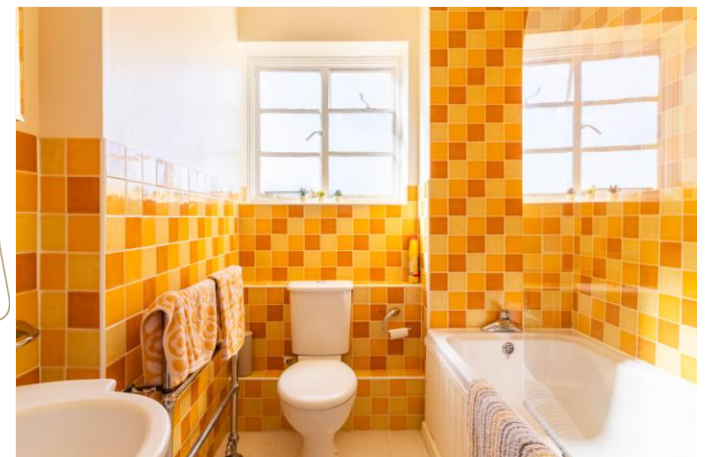
To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing of this property:

Call:
0121 4565454

Email:
edgbaston@jameslaurenceuk.com

