



# Norfolk Court

Edgbaston

B16 9LY

Asking Price Of **£260,000**

*Three Double Bedrooms*

*Second Floor With Lift Access*

*Two Allocated Parking Spaces*

*Mansion Style Apartments*



### Property Description

*DESCRIPTION* A spacious three bed apartment in the stunning Norfolk Court development. Consisting of three DOUBLE bedrooms, family bathroom, living/dining room, fitted kitchen with white goods and storage room with a standing fridge/freezer and a shared balcony. This apartment is situated on the second floor of the development, and benefits from stunning views of the local area. The property also has communal external balcony access, communal garden access and offering the luxury of off road parking.

This property is based in Edgbaston in an ideal location, the property is minutes away from the City Centre, Bars, and flurry Restaurants on Hagley road and local entertainment theatres and high end casinos. The development provides lift or stair access to your apartment, inside this home is very peaceful with Botanical gardens a short walk away from your home.

Situated in the Norfolk Court development, this property is in a wonderful location if you want city access as it joins onto the Hagley Road into the centre. The development is a short walk away from St Augustine's Church as well as Edgbaston reservoir, and has a whole host of bars and restaurants on it's doorstep - our favourites are Fiesta Del Asado and The Garden House.

*JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMAITON* Agents Note: We have not tested any of the electrical, central heating or sanitary ware 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:* Share of Freehold

*Local Authority:* Birmingham City Council

*Council Tax Band* - D

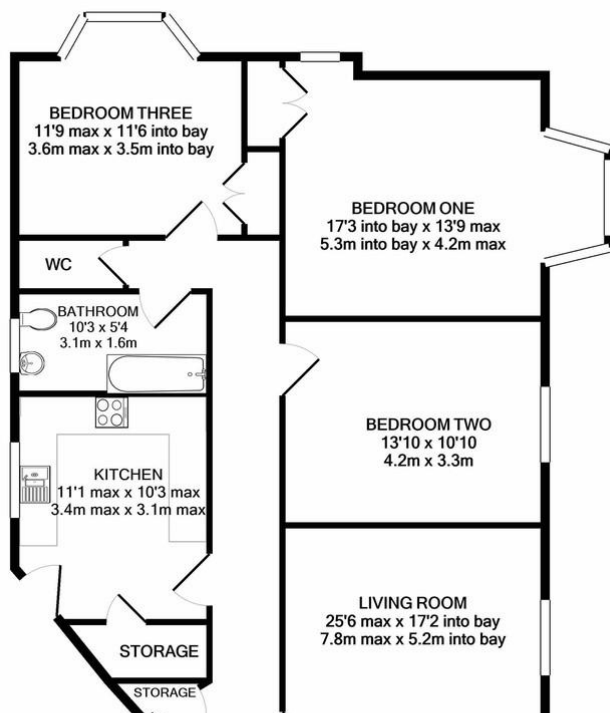
*Service Charge* - £2640 Per Annum

*Ground Rent* - No Ground Rent

*Length of Lease* - 999 Years Remaining



### Floor Layout



Total approx. floor area ( )

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. Made with Metropix ©2019.



### Edgbaston Branch

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*Agents Note:* Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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