



## 9 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3PP

Robert  Powell  
RESIDENTIAL SALES & LETTINGS



# 9 THE REGENTS

£469,999

NORFOLK ROAD, EDGBASTON

A spacious second floor 3 bedroomed apartment within a highly sought-after development in a prime location.

## Description

The Regents is situated on Norfolk Road close to its junction with Augustus Road. It is an exclusive development set over 5 storeys and containing just 15 large apartments, all set within smartly manicured private grounds offering residents a green and pleasant outlook and a tranquil environment in which to live.

Number 9 is located on the second floor and offers over 1,500 sq ft (140 sq m) of neatly presented living accommodation benefiting from uPVC double glazing and gas central heating. The apartment is approached via a recently refurbished communal reception hall with stairs and lift access to the second floor. A smart solid wood front door opens into the 'L' shaped entrance hall which has two useful storage cupboards.

Glazed double doors open into the fabulous living/dining room which spans almost 29 feet (8.8m) in length and enjoys fine south and west facing views over the communal grounds and beyond. A glazed door opens onto a west-facing balcony, adequately sized for a table and chairs to enjoy a drink in the evening sun. A door off the dining area leads into the inner hallway and across into the spacious kitchen (also accessed from the entrance hall).

The kitchen has Amtico flooring and is extensively fitted with limed oak base and wall mounted units providing excellent storage and preparation space. There is a fitted breakfast bar and integrated appliances include Bosch electric oven and separate grill, Meile microwave oven, 5 ring gas

hob with extractor over, Meile dishwasher, Meile dryer, Indesit washing machine. In addition the full-height Bosch freestanding fridge and matching freezer are included in the sale. Adjacent to the kitchen in the inner hallway is a very large pantry/cupboard providing valuable additional storage space.

The bedroom accommodation is located off the inner hall and includes a superb master suite including large double bedroom with extensive fitted wardrobes and drawers, a walk-through dressing room with additional fitted wardrobes, and a generous en suite with corner Jacuzzi bath with shower over, twin wash basins set into vanity unit, WC and bidet.

Bedroom 2 is a good-sized double room with built-in wardrobe, bedroom 3 would also accommodate a double bed but is presently fitted out with an array of office furniture including desk, cupboards, filing drawers and shelving. Bedrooms 2 and 3 are served by a well-appointed bathroom with double ended Jacuzzi bath with shower over, wash basin set into vanity unit, WC.

## Outside

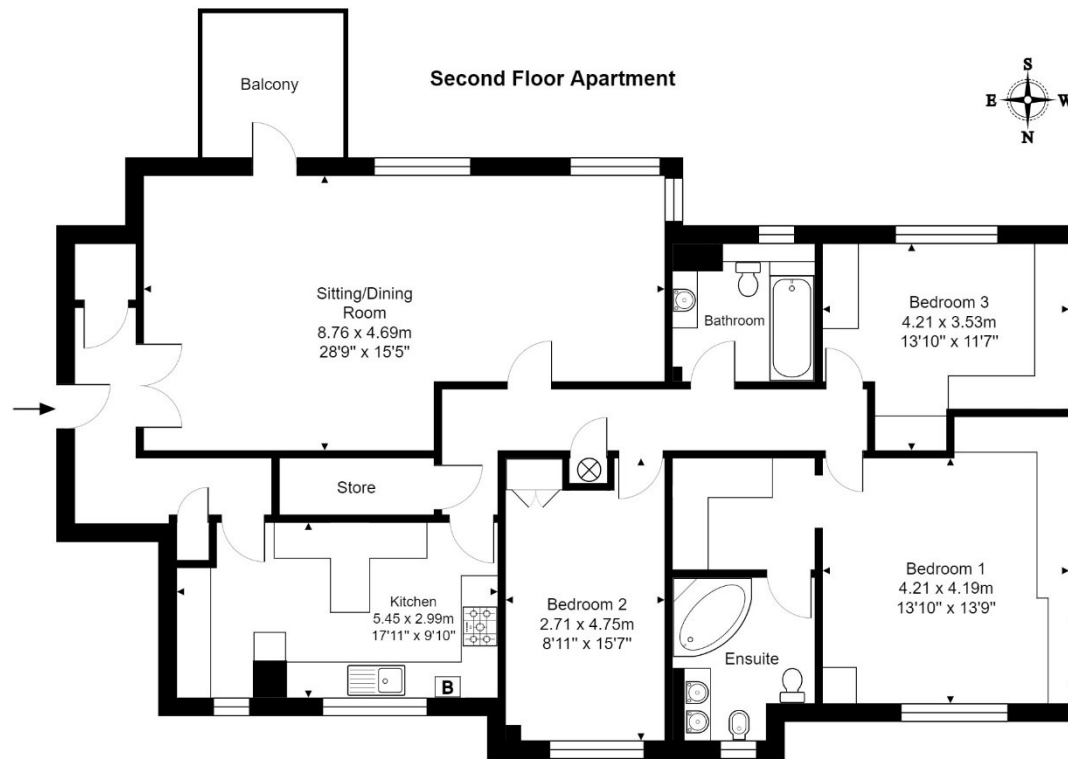
The development is set within beautifully maintained grounds with communal and visitor parking. There is a double garage with electric up and over door in a separate block.

## General Information

The property has the benefit of an extended lease, expiring in 2159. There is no ground rent. The service charge is presently £2536 per half year (£5072 per annum). Council Tax Band E.



To view this property call Robert Powell on **0121 454 6930**



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Total Area: approx 140.9 m<sup>2</sup> ... 1516 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only  
 Area figures are approximate only  
 Contact agent for more details

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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