



14 CLAREMONT VIEW

11 CLAREMONT GARDENS, EDGBASTON, BIRMINGHAM B15 3BA

Robert  Powell
RESIDENTIAL SALES & LETTINGS



14 CLAREMONT VIEW £415,000

EDGBASTON

A spacious first floor two bedroom, two bathroom apartment within a newly built high specification development situated in prime Edgbaston.

Situation

Norfolk Road is located within the prime residential area of Edgbaston, some two and a half miles to the west of Birmingham City Centre. Harborne's bustling High Street within a mile or so away offers an array of local shops, supermarkets, bistros, pubs and restaurants.

Description

14 Claremont View forms part of the highly successful Beaumont Development by the renowned developer Spitfire Homes. Set in the grounds of a handsome Italianate style villa dating from the late 1800s, Claremont View is a newly built four story block containing 26 luxury apartments. Number 14 is located on the first floor and is accessed via a common entrance hall with lift access.

The apartment is finished to an excellent standard with high specification finishes throughout including an individually designed bespoke kitchen with Neff white goods, Villeroy and Boch sanitaryware in the bathrooms, bespoke fitted wardrobes in the bedrooms, black nickel switches and sockets, stylish five panel internal doors with polished chrome door furniture and underfloor heating throughout.

Accommodation

The property is entered via a spacious entrance hall with laminate flooring, touch screen video entry system and storage cupboard. The open plan sitting room/kitchen is generously proportioned and has the same flooring which is in a soft grey colour. There is a full length cupboard in the corner of the room and full-length windows with electric

blinds and door onto the south-facing balcony. There is a raised feature fireplace with fire and shelving. There is ample space for a dining table, sofas and chairs. The kitchen has a range of fully fitted units both base and wall mounted, with double oven, integrated fridge and freezer, gas hob, one and a half drainer sink, integrated dishwasher and washer/dryer.

Both bedrooms are double sized, the master bedroom has mirrored fitted wardrobes, two full length windows with electric blinds, a door to the balcony and an elegant en-suite shower room with white suite. There are ceramic tiled to the walls and floor, an oversize shower enclosure, w.c. washbasin, medicine cabinet and chrome heated towel radiator. The second bedroom also has fitted mirrored wardrobes, two full length windows and is served by a separate bathroom which has ceramic tiled floor and walls, bath with shower over, washbasin, w.c., large mirrored medicine cabinet and chrome heated towel radiator.

General Information

Car Parking: There are two allocated parking spaces with an electric car charger.

Builders' Warranty: Balance of 10 year NHBC warranty.

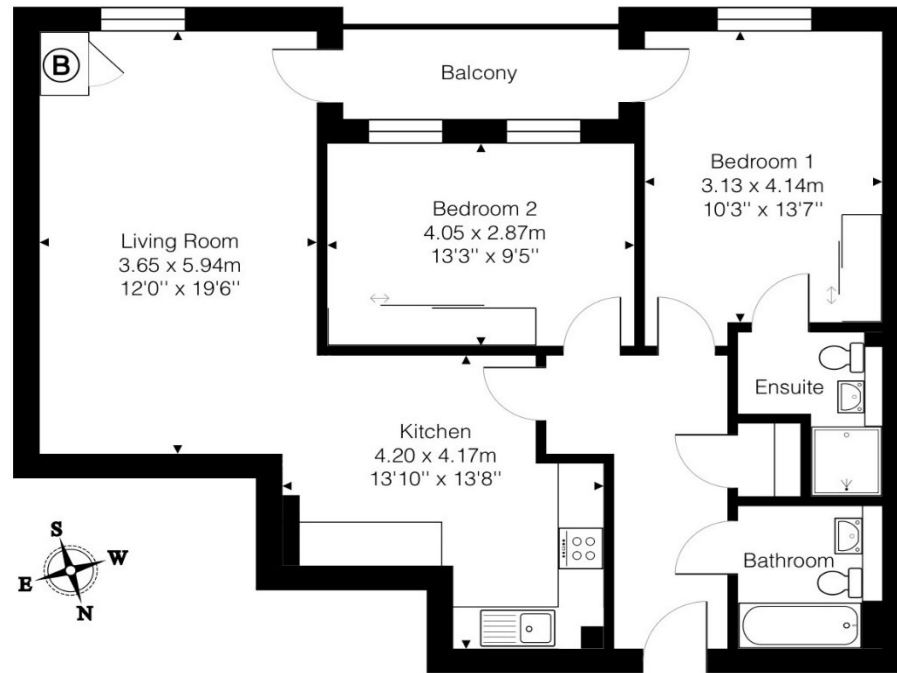
Lease and Service Charge: Lease term of 999 years from 1st January 2022. Service charge currently £2200 per annum. There is no ground rent. Calthorpe Estate Scheme Charge currently £53.48 per annum.

Council Tax: Band B.



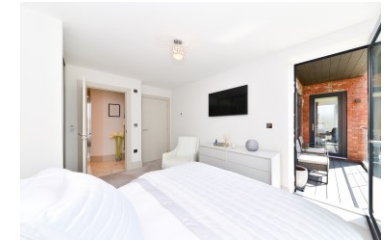
To view this property call Robert Powell on **0121 454 6930**

14 Claremont Gardens in Edgbaston



Total Area: approx 78.9 m² ... 849 ft² (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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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