



10 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM B15 3PP

Robert  Powell
RESIDENTIAL SALES & LETTINGS



10 THE REGENTS

£420,000

NORFOLK ROAD

A third floor three bedroomed apartment in prestigious development in the heart of Edgbaston and on the renowned Calthorpe Estate

Situation

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.

The development conveniently placed for the facilities of Harborne High Street, with its excellent choice of shops, bistros and restaurants. It is also within easy reach of Birmingham University, The Medical School, The Queen Elizabeth Hospital, and some of the excellent schools in the area. The newly designated Edgbaston village is also close by as indeed is the City Centre.

Description

Number 10 is located on the third floor and offers 1,466 sq ft of neatly presented living accommodation benefiting from uPVC double glazing and gas central heating. The property offers ideal accommodation for a downsizer or professional couple looking for a spacious home but would benefit from some refurbishment.

The apartment is approached via a recently refurbished communal reception hall with stairs and lift access to the third floor. A smart solid wood front door opens into the entrance hall. Two doors from the hall open into the fabulous living/dining room which enjoys fine south and

west facing views over the communal grounds and beyond. A glazed door opens onto a west-facing balcony.

A further door leads to the Kitchen which is fitted with an extensive range of units, both base and wall mounted. It has integrated dishwasher, double oven, gas hob, sink unit beneath the window and enough space to accommodate a breakfast table. Additionally, there is a large fridge freezer and a free-standing washing machine.

The bedroom accommodation is located off the inner hall and includes a superb master suite including large double bedroom, a walk-through dressing room and a generous en suite bathroom. Bedroom 2 is a good-sized double room. Bedroom 3 has been used as a study/office for some time but would be a sizeable single bedroom. Bedrooms 2 and 3 are served by a well-appointed bathroom.

Outside

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

General Information

We understand that the property has the benefit of an extended lease with 134 years remaining. There is no ground rent payable. The service charge is £2601.85 per half year.

Council Tax: Band E



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

Flat 10 The Regents



Total Area: approx 136.2 m² ... 1466 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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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