



14 THE REGENTS

NORFOLK ROAD, EDGBASTON, BIRMINGHAM, B15 3PP

Robert  Powell
RESIDENTIAL SALES & LETTINGS



14 THE REGENTS

£595,000

EDGBASTON

A superbly appointed top floor three bedroomed apartment in an exclusive development in the prime residential area of Edgbaston.

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

14 The Regents has been transformed by the owners who have lovingly refurbished and modernised it to its current elegant state. The flat is on the top floor of the development, and there is a staircase and lift providing access. The front door opens into an entrance hall with mirrored full length cloaks cupboards and inner door to the living quarters.

The stunning open plan kitchen/living/dining area enjoys a great deal of natural light through its numerous windows. The sitting room is a good size, and along one wall is a fitted unit with bookshelves, display shelving and space for a TV. The continuous engineered flooring throughout gives the property a modern feel. There is also a pleasant balcony which can be accessed from the sitting room and enjoys fine views of the manicured gardens and beyond.

The kitchen is stunning with its charcoal coloured units, both base and wall-mounted, and contrasting white marble work surfaces. There are twin sinks with mixer tap beneath the window, large inset induction hob with extractor hob, inbuilt double oven, integrated fridge/freezer, and dishwasher. A peninsular with breakfast bar provides space for informal meals to be enjoyed in addition to the formal dining area alongside the sitting room. A door leads to the inner hall where there are two cupboards one with plumbing for washing machine and the other boiler cupboard plumbing for a tumble dryer.

The master bedroom is full of natural light, with a corner window and second window, a row of fitted wardrobes and door to a most impressive en-suite bathroom. It has a freestanding elegant bath with separate taps, a large walk-in power shower, low level w.c. and vanity unit. It has beautiful tiling and wall mounted towel radiators.

Bedroom two is a double room, again with plenty of natural light and fitted wardrobes. Bedroom three is currently used as a study but is large enough for a double bed and has a range of fitted wardrobes. The guest bathroom has bath, w.c. and wash basin and attractive tiles in a sea green colour.

General Description

Lease and service charge: The property is leasehold with the lease expiring in 2159. There is a service charge payable of £5203.70 per annum. There is a peppercorn ground rent.

Council Tax: Band E

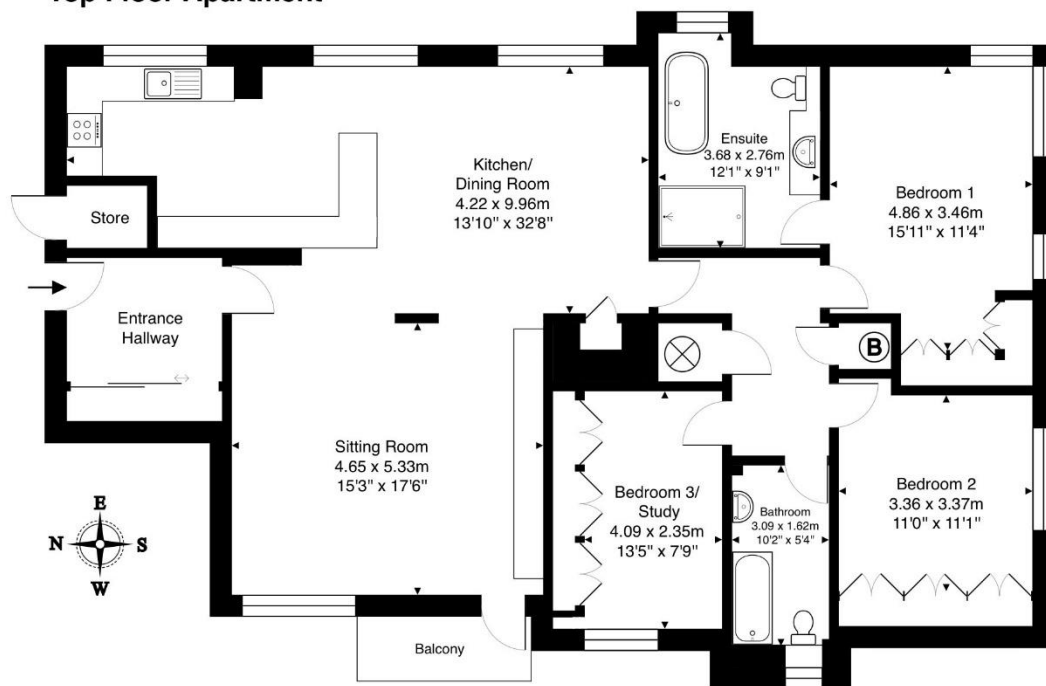
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To view this property call Robert Powell on 0121 454 6930

Flat 14, The Regents, Woodbourne, Birmingham, B15 3PP.

Top Floor Apartment



Total Area: approx 147.5 m² ... 1587 ft²

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		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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