



THE PENTHOUSE

14 BRISTOL COURT, 248-250 BRISTOL ROAD, EDGBASTON, BIRMINGHAM B5 7SL

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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£1,250,000

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An exceptional modern duplex penthouse apartment offering around 3,350 sq ft (311 sq m) of high specification living space including large entrance hall, stunning living/dining room, second living room/study, breakfast kitchen, kitchenette, utility, master bedroom with dressing room and en suite, second bedroom with dressing room and en suite, third bedroom with en suite. Three secure allocated parking spaces.

Situation

Bristol Court lies some 3 miles to the south of Birmingham City Centre which is easily accessed via the A38 Bristol Road on which it is located. Regular busses run along the Bristol Road to and from the city centre with conveniently located bus stops very near-by. For those wishing to leave the car behind and avoid public transport, the Birmingham Cycle "Superhighway" runs directly outside the property along the A38; a dedicated cycle route into the city centre.

Excellent independent schools in the immediate vicinity include King Edward's School for Boys and King Edward VI High School for Girls with a further broad selection available in nearby Edgbaston. There are also several Ofsted rated "outstanding" and "good" primary and secondary schools in the vicinity and the property falls within the much coveted catchment area for King Edward VI Camp Hill Grammar School which is one of the top non-fee paying schools in the country.

The property is within close proximity to the new state of the art dental hospital. Birmingham University's main campus is within half a mile and the Queen Elizabeth Hospital is less than two miles distant. Cannon Hill Park can be accessed via the Pershore Road entrance around half a mile away. Edgbaston Golf Club is less than a mile away, as is Edgbaston Stadium for cricket enthusiasts.





Description

Bristol Court is an exclusive development of 14 substantial luxury apartments, all built to a high specification in 2017 and set within extensive grounds. The development was designed to compliment the charming Victorian character of the adjacent properties, whilst providing modern and contemporary interiors. The Penthouse was the jewel in the crown of Bristol Court and was built to an enhanced specification including Armani designer bathrooms and air conditioning. Other features include under-floor heating throughout, "Nuairé" ventilation system, and a German made "Rational" kitchen.

Accommodation

The apartment is accessed via a smart communal hallway with lift and stairs access to the third and fourth floor accommodation.

The Penthouse measures an impressive 3,350 sq ft (311 sq m) which rivals many of the substantial 4 and 5 bedroomed houses in the area. The accommodation is spread over two floors, with each floor capable of being independently accessed via the lift if required.

The apartment is accessed from the third floor lobby through an impressive front door leading into the stylish and spacious reception hall. A feature oak and glass staircase leads to the upper floor bedroom accommodation. There is a video entry phone, fitted coats cupboard, utility room, and cloakroom WC. Double doors from the hall open into the expansive living/dining room which spans some 25 feet by 20 feet, giving a true "penthouse" feel. The centerpiece of the room is a dramatic 15 ft high triangular projecting window to the rear with central bi-folding doors to a Juliet style balcony offering pleasant tree-top views.

Wide glazed doors open off one side of the living space into the fabulous kitchen which includes a sociable breakfast bar and extensive high-quality German fitted base and wall units with Meile appliances including oven and microwave oven, induction hob, dishwasher, and full height fridge and freezer. There is a Quooker boiling water tap. A door off the kitchen leads into a small second kitchen with further fitted units and a second induction hob with extractor over.





To the other end of the apartment, also accessed off the central living/dining room via glazed doors is the second living room/study. This room has various fitted cupboards and units to the walls, including a media unit, desk, and shelving.

The upper floor bedroom accommodation comprises three excellent bedroom suites. The principal bedroom is around 25ft in length and has a Velux rooflight to the rear and a large skylight above. A door off leads into the large dressing room with extensive fitted units including wardrobes, drawers, and a dressing table. Off the dressing room is a stylish en suite with large walk-in shower, WC, and wash basin.

Bedroom two is another impressively large room, presently used as a second study. As well as two Velux rooflights and a large skylight, the room features a central triangular internal glazed balcony which looks out over a void in the living room beneath and through to the tree-top views to the rear. To one side of the room are fitted wardrobes running the length of the wall, two of which lead through into the fully fitted dressing room. To the other side of the bedroom is the luxury en suite with bath, twin wash basins, enclosed WC, and enclosed shower.

Bedroom three is a double bedroom with skylight and Velux rooflight. There is a walk-in wardrobe and en suite having bath with shower over, WC, and wash basin.

Outside

There are three allocated parking spaces to the rear of the property set behind electronically controlled gates. There is an EV charger adjacent to two of the parking spaces. Also to the rear of the property is a substantial communal garden with seating area and large lawn. The development is set in a plot of just over an acre.

General Information

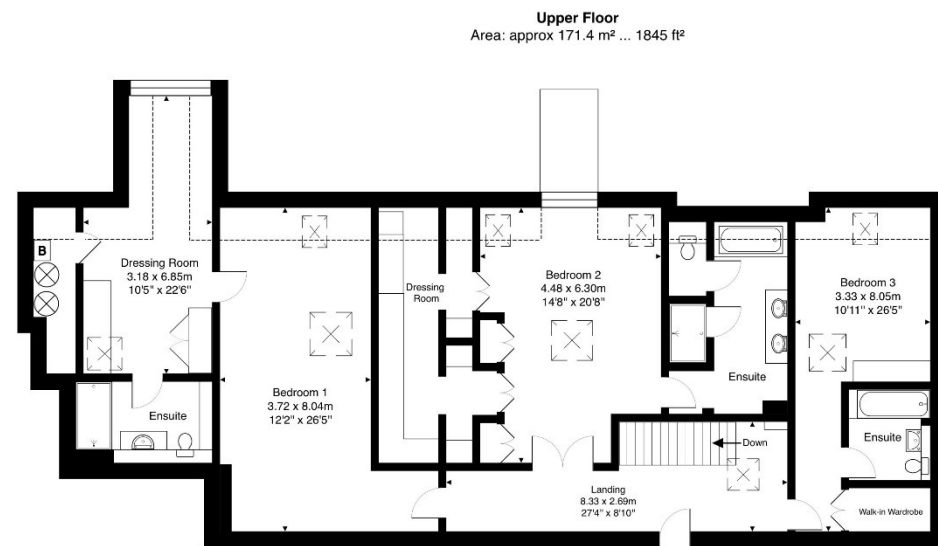
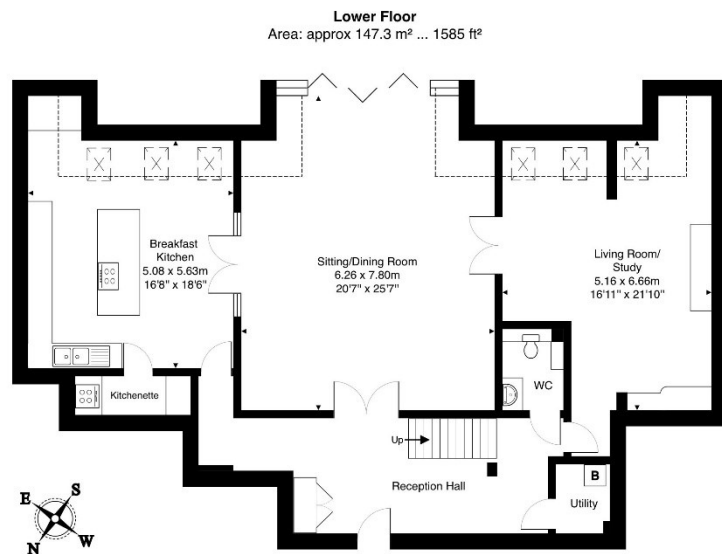
Tenure: The property is leasehold for a term expiring June 2153. There is a ground rent payable of £250 per annum, and a service charge which is currently £5,708 per annum.

Council Tax: Band G.

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Apartment 14, Bristol Court, 248-250 Bristol Road, Edgbaston, B5 7SL.

Total Area: approx 311.2 m² ... 3350 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	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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