FLAT 2, 90 HARBORNE ROAD

EDGBASTON, BIRIMINGHAM B15 3UH

Robert Powell

RESIDENTIAL SALES & LETTINGS

FLAT 2, 90 HARBORNE ROAD £499,950

EDGBASTON

A beautifully appointed and recently modernized 3 bedroom penthouse apartment, extending to some 1,434 sq.ft. (133 sq. m.), situated on the first floor of this exclusive development of only 5 flats, and set within delightful communal gardens, in a convenient and sought-after location on the Calthorpe Estate.

Location

90 Harborne Road is ideally located for access to Birmingham City Centre which lies only some 2.5 miles to the northeast. The Fiveways Railway Station is just over a mile away and provides direct access to Birmingham's New Street Station, which is one stop (around 5 minutes) down the line. Harborne High Street is only around three quarters of a mile away and offers excellent convenience shopping with a Marks and Spencer Food Hall, a Waitrose, as well as chemists, newsagents, and benefits from a range of convenience shops and brasseries, restaurants, and coffee shops.

Description

Flat 2, 90 Harborne Road is a top floor (1st) penthouse apartment forming part of a select and exclusive development of only 5 luxury apartments in total, set well back from the road within delightful well-maintained and mature communal grounds. Number 2 is located on the first floor and accessed by way of a communal entrance (with entry phone system).

Apartment 2 offers excellent and well laid out living space all set over one level, and which extends to some 1,434 sq. ft. (133 sq. m.) in total. The apartment is double glazed, with radiators and gas fired central heating, whilst the current owners have only recently, much improved and modernized the apartment to a high standard, installing a newly fitted kitchen by Classic Interiors with quartz worktops and a range of integrated appliances, and an upgraded master en suite shower room, together with tasteful redecoration throughout.

The Accommodation

Entrance vestibule leads through into the generous size 'L' shaped reception hall with a useful deep built-in storage cupboard, cloakroom, and access hatch with a retractable ladder, to the extensive loft space. The Sitting Room is an excellent size (17'5''x 14'9'') and enjoys a delightful south easterly aspect with a Juliet balcony overlooking the communal gardens, a feature fireplace surround, and part glazed oak doors to the reception hall.

The recently fitted kitchen has a tiled floor and a designated breakfast/dining area with built in corner seat (and internal storage) and double glazed French doors opening out onto a private terrace. There are a range of base and wall mounted cupboards, quartz work surface areas and splash backs, single sink unit with Quooker instant hot water tap, and a feature central island/breakfast bar with NEFF induction hob and pan drawers beneath. Other appliances include a NEFF oven and grill, separate microwave oven, integrated dishwasher, fridge, with a separate freezer below, and a NEFF washing machine. Useful built-in store/coffee machine cabinet.

Bedroom 1 is a double room with useful range of fitted wardrobes/storage to the one wall and is served by a recently refitted luxury en suite, with large walk in shower, panelled bath, WC, and a traditional styled vanity unit/ wash hand basin. Bedroom 2 has fitted wardrobes and is served by an en suite shower room. Bedroom 3 is currently utilized as a study/office.

Outside

The development is set within attractive well maintained mature communal landscaped grounds. There is communal parking as well as an allocated garage for the apartment and which is entered via a remote controlled up and over door.

General Information

Tenure: The tenure is understood to be leasehold for 125 years from 1998 and there is a service charge payable which is currently £4,734 per annum. The apartment owners are members of 90 Harborne Road Management Company Ltd and are also currently in the process of purchasing a one fifth share of the freehold, the benefit of which will then be passed onto any new owner. The agent has not checked the legal documents to verify the leasehold and service charge status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Council Tax: Band G

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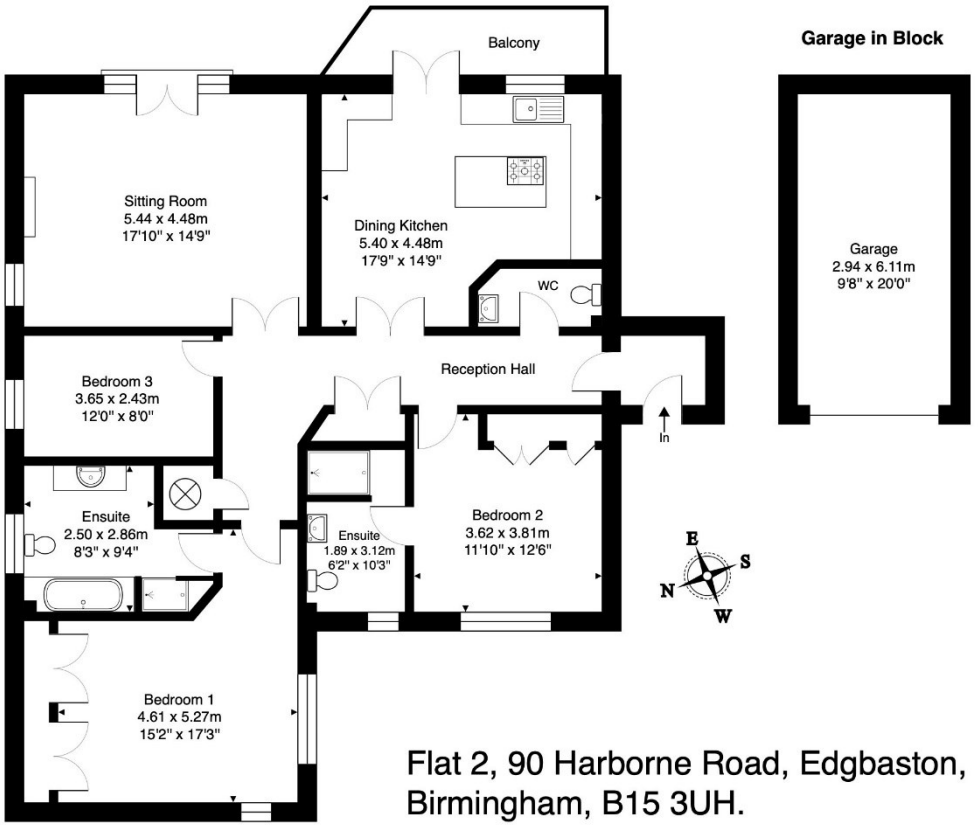
To view this property call Robert Powell on 0121 454 6930

Top Floor Apartment
Area: approx 133.2 m² ... 1434 ft²

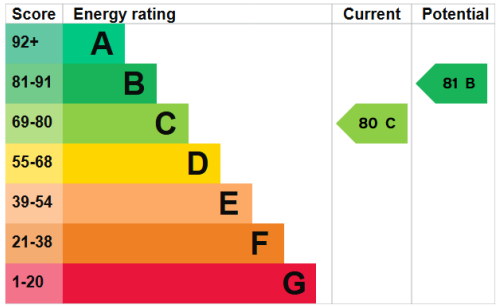


Garage in Block

Flat 2, 90 Harborne Road, Edgbaston, Birmingham, B15 3UH.

Total Area: approx 133.2 m² ... 1434 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only.
Area figures are approximate only.
Please verify any information to be relied upon and contact agent for more details.



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