

HADLEIGH

PROPERTY . PERSONALLY



33 Viceroy Close, Birmingham, B5 7US

Asking Price £300,000

Hadleigh Estate Agents are delighted to offer this substantial mansion style apartment for sale. Viceroy Close is set within eight acres of landscaped parkland gardens in an affluent suburb of Edgbaston.

Being a stones throw from Birmingham City Centre, is this beautifully maintained, two bedroom apartment. Offering excellent transport links into the City and motorway networks. Access to the estate is from the Bristol Road and the property enjoys a tranquil, rural outlook offering excellent views.

This spacious apartment is located on the 2nd floor with access via lift or stairs within a Prestigious 1930's mansion style development.

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold
Lease Length - 89 Years Remaining
Service Charge - £6,000.00 PA
Ground Rent - £45.00 PA
EPC - D
Council Tax Band - C

Nicely presented throughout and spacious, the apartment comprises of entrance hallway leading through to all other rooms including a fitted kitchen with all appliances, WC, a large living room/ diner: private balcony with views overlooking the communal gardens and two bedrooms with an option to convert the dining area into a third bedroom. The property benefits from a secured communal entrance to the main building, a lift and communal residents parking.

Viceroy Close was built in 1937 and was jointly designed by the renowned, inter-war architects, Mitchell and Bridgewater of Berkeley Square, London and Gollins and Smeeton of Bennett's Hill, Birmingham. The complex is one of the finest period developments in Birmingham and has retained many of the original features making this one of the most attractive and, certainly, one of the largest apartments in the area. The carved heads above the entrance doorways to each block and the allegorical scene over the "Lodge" doorway were the work of Oliver O'Connor Barrett who went on to make a name for himself in the USA! During World War Two the empty apartments were commandeered by the military and the War Damage Commission. Each block has a lift and the estate is managed by a resident caretaker who resides in the Lodge (which also houses the Estate Office) and who ensures the smooth running of the site.

The service charge covers the maintenance of the grounds, the lifts, the cleaning and maintaining of the exterior and all common parts, building insurance and, importantly, heating and the water supply are both included within the charge. The purest water supply is pumped from an Artesian well within Viceroy Close, it is then filtered and piped to each apartment with no additives. The hot water comes from a communal heating system. Security arrangements, including door entry systems, lighting, CCTV (recently updated to 4K UHD cameras) and gates have all successfully contributed to the comfort of this friendly community.

The lease remaining is 89 years however the the current owner is in the process of extending the lease.

General Information

We have been advised the following information. We suggest you confirm this with your solicitor as Hadleigh Estate Agents will not be held accountable.

Tenure - Leasehold

Length Of Lease - 89 Years

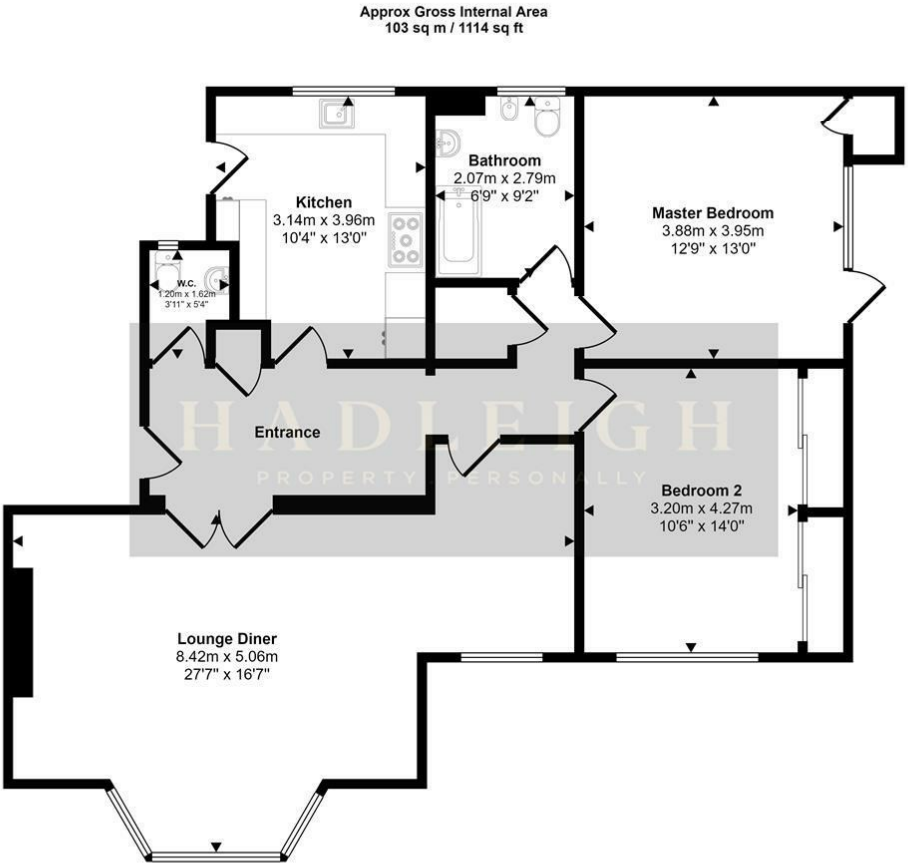
Service Charge - £6,000.00

Ground Rent - £45.00

EPC - D

Council Tax Band - C

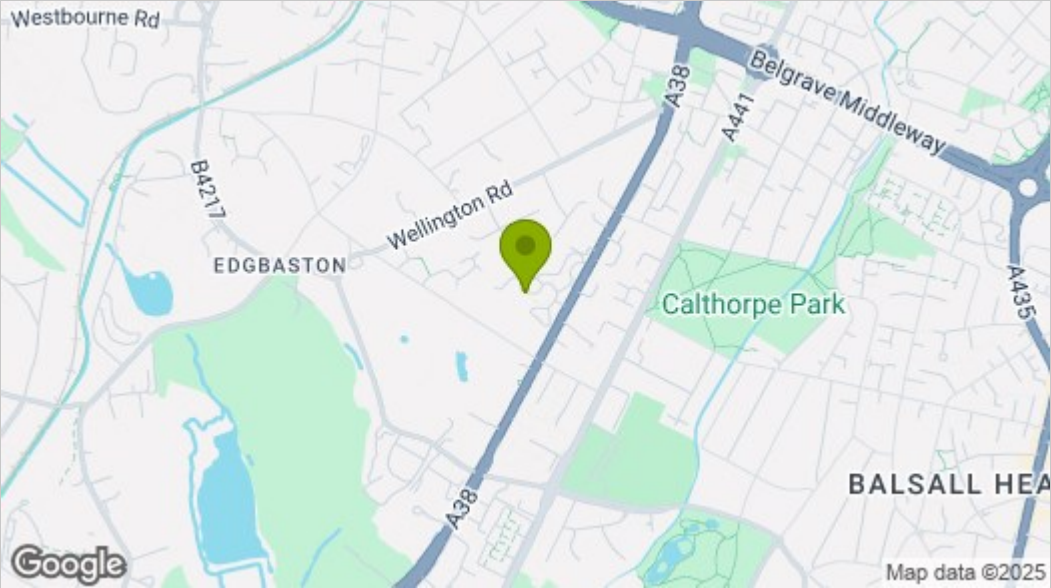
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

