

# HUNTERS<sup>®</sup>

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## Viceroy Close

Edgbaston, Birmingham, B5 7UU

Offers In The Region Of £240,000



A spacious two bedroom mansion style apartment situated on the first floor within this quiet and highly prestigious development in Edgbaston. The property is available currently on an investment only basis, tenanted until February 2025 at £1125pcm. The property additionally benefits from wonderfully maintained communal grounds and gardens. Being Sold with No Upward Chain.

The property is set back well away from the main road within quiet communal grounds and provides ample off-street parking for cars on a first-come-first-served basis. The well-kept communal grounds provide both stairwell and lift access up to the property entrance.

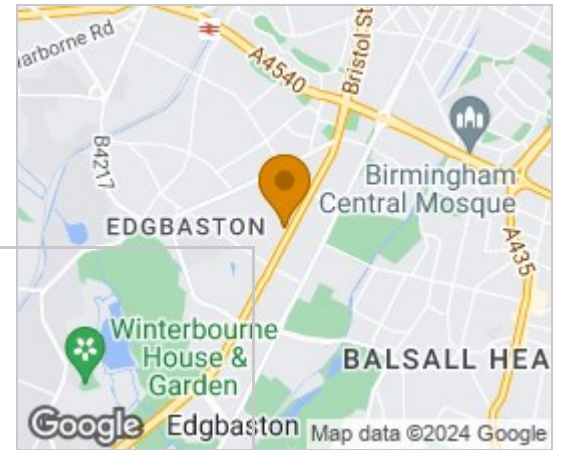
The first floor apartment provides a wealth of heritage and original features throughout, the internal accommodation provides a welcoming entrance reception offering storage cupboards and access to a cloakroom with WC. Double doors lead into a large living dining room which overlooks the front communal garden through a large bay window with a feature fireplace. A separate fitted kitchen includes integrated oven and hob with extractor fan, ample space for other kitchen appliances and the fire-escape access. Complimenting the spacious living accommodation is two double bedrooms, complimented with a partly tiled bathroom suite including bath and separate shower.



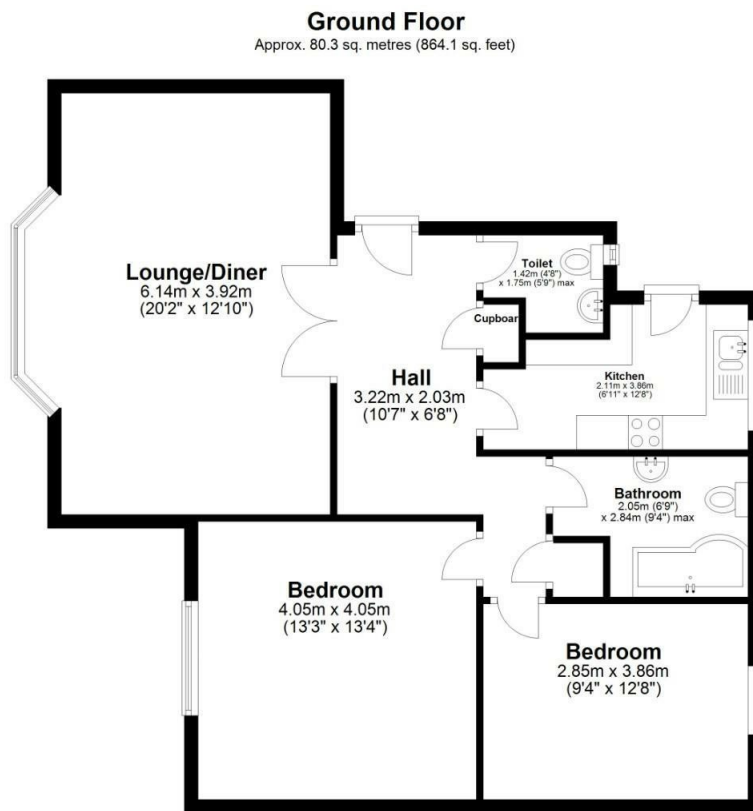
## Leasehold Information

We understand that the property is a leasehold with approximately 90 years remaining on the lease, with an annual service charge payable of approximately £4700 per annum which includes the cost of hot water and heating. There is also a £40 per annum ground rent payable. (Please ensure your solicitor verifies the lease and service charge information prior to purchase).

## Area Map

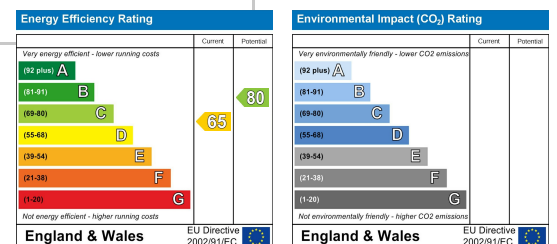


## Floor Plans



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.