



2 VICEROY CLOSE

BRISTOL ROAD, EDGBASTON, BIRMINGHAM B5 7UR

Robert  Powell
RESIDENTIAL SALES & LETTINGS



2 VICEROY CLOSE

£300,000

EDGBASTON

(offers in excess of)

A fine ground floor three bed roomed apartment with two reception rooms situated in a highly respected development set in 8 acres of manicured communal gardens and close to Birmingham City Centre. Communal parking.

Situation and Description

Viceroy Close is made up of approximately 140 flats in total divided into 11 blocks, all set within exquisitely maintained communal grounds. Ideally located for easy access into Birmingham City Centre, which lies approximately 1.5 miles to the north via the A38 Bristol Road. The property is well placed for access to local amenities, shops, and major transport links for both road and rail. Five Ways Railway Station and the more recently redeveloped Birmingham New Street Station are both situated within 1.5 miles.

The apartment is accessed by a secured entry system to a communal entrance hall, whilst there is also a lift and stair access to all floors. The well laid out ground floor living space extends in all to around 1,351 sq.ft. in total and has recently been refurbished. It is located in the block to the very rear of the development, set away from the Bristol Road traffic.

The inner front door opens into a reception hall and doors leading to the **Sitting Room** with its large bay window onto the grounds, this room enjoys a great deal of natural light, it has smart marble styled tiled flooring throughout and an original art deco fireplace. It has lighting behind the coving and a central light point.

The adjoining **dining room/4th bedroom** is also onto the front, it is spacious and enjoys a good amount of natural light.

The Kitchen has been recently upgraded and has a range of fitted units both base and wall mounted in white, with double oven, free standing washing

machine and dishwasher and breakfast bar with tiling to the walls and floor and a door to the bin store and with access to the terrace outside and lawned gardens.

The main bedroom has a lovely outlook onto the front, tiled flooring, wall mounted TV point, ensuite shower room with w.c., hand washbasin and shower cubicle. **Bedroom 2** is also a double sized room with large picture window and tiled floor. **Bedroom 3** is a single sized room and with its proximity to the kitchen gives the option of combining the two rooms to create a larger breakfast kitchen which would be an attractive alternative to the existing layout, subject to any necessary consents.

Guest Bathroom having been recently refurbished with a white suite including bath with shower over, low level w.c., vanity unit with inset hand washbasin and window. The floor and walls are tiled. There is also a refurbished cloakroom off the hall.

Outside

There are communal grounds with plenty of guest parking. Garages are available to rent separately.

General Information

Lease and Service Charge: We are informed that the property is leasehold with 120 years remaining. However, the flat also has a share in a portion of the freehold. There is a ground rent payable of £50 per annum and a service charge which is currently £6635.64 per annum.

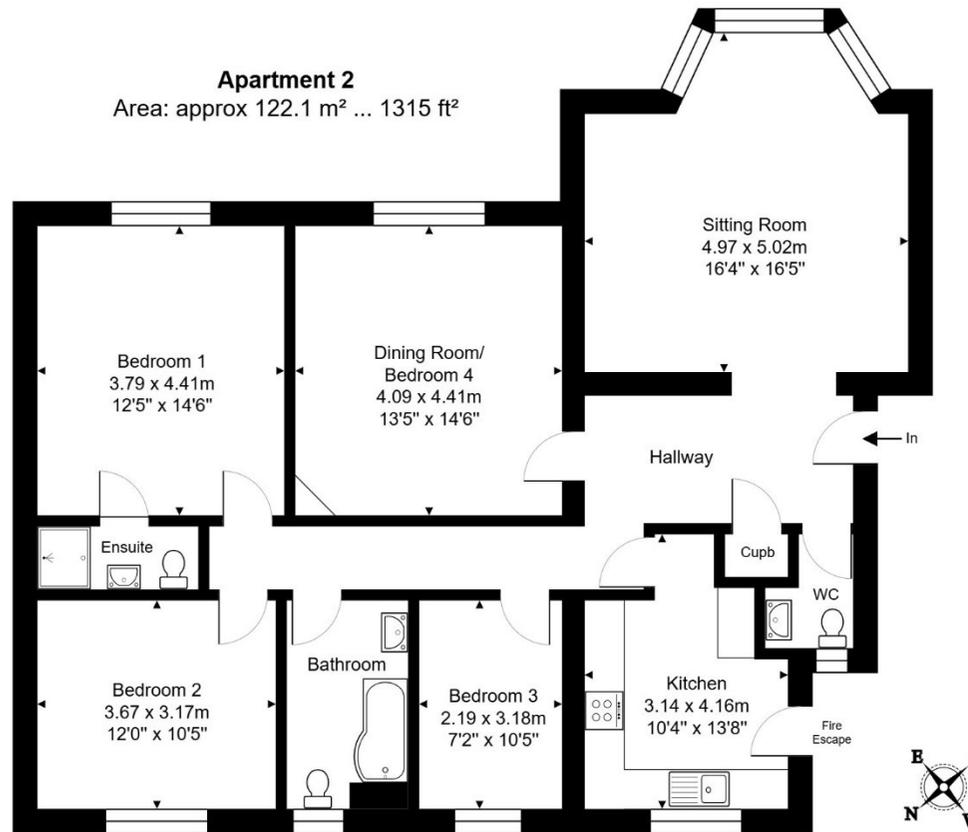
Council Tax: Band D

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To view this property call Robert Powell on **0121 454 6930**

Apartment 2
Area: approx 122.1 m² ... 1315 ft²



Apartment 2 Viceroy Close, Edgbaston, Birmingham.

Total Area: approx 122.1 m² ... 1315 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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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