



Richmond Hill Road, , Birmingham, B15 3RS

- Superbly Presented and Spacious Apartment
- Two Double Bedrooms
- Balcony with Excellent Views
- Providing Excellent Access to QE Medical Complex and Birmingham University
- Prestigious Edgbaston Location
- Garage En-Bloc Included
- Long Remaining Lease Term
- EPC Rating - D

Offers In The Region Of £195,000



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An immaculately presented two bedroom apartment situated in this highly desirable private development in the heart of Edgbaston. Situated on the fourth floor, the property provides fantastic views across Edgbaston and provides convenient access to Queen Elizabeth Medical Complex and Birmingham University. Being Sold with No Upward Chain.



The property is completely double glazed and provides electric heaters throughout. Accessible via a secure communal entrance, with stairs and lift access up to where the property is situated. The property has been modernised to an excellent standard, as you enter you walk into a welcoming reception area with a hallway providing access into all accommodation. The w/c and wash basin are separate to the fully tiled bathroom, fitted with a shower over bath and wash basin. A spacious kitchen living area provides two separate balconies for outside space and ample space for both living and dining room furniture. There is a modern fitted kitchen with complimentary work surfaces and an integrated oven and electric hob included. The property provides two generously sized double bedrooms, both complete with built-in wardrobes. The property also comes with a garage useful for storage.



The property is superbly located within this premier area of Edgbaston perfectly positioned for convenient access to both QE Medical Complex and Birmingham University. Residents of the local area will find a host of locations for local amenities in close proximity and easily accessible, including Harborne High Street with its high end shops and supermarkets, award winning eateries and cafe culture and Birmingham City Centre with its vast array of shopping and leisure facilities.



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Leasehold Information

We have been advised that the property is a leasehold with a 129 year remaining lease term, with an annual service charge payable of approximately £2699.16 and zero additional ground rent payable.

(Please ensure your solicitor verifies the lease and service charge information prior to purchase)

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

Viewings

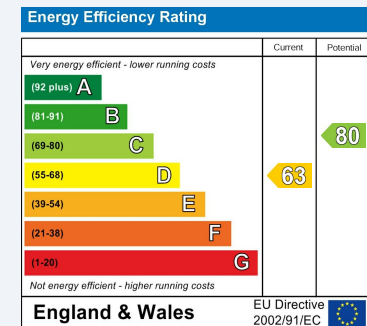
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.