



## 16 Viceroy Close, Birmingham

£280,000 Leasehold

Hadleigh Estate Agents are delighted to offer this substantial mansion style apartment for sale, offered with no upward chain.

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, four 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.

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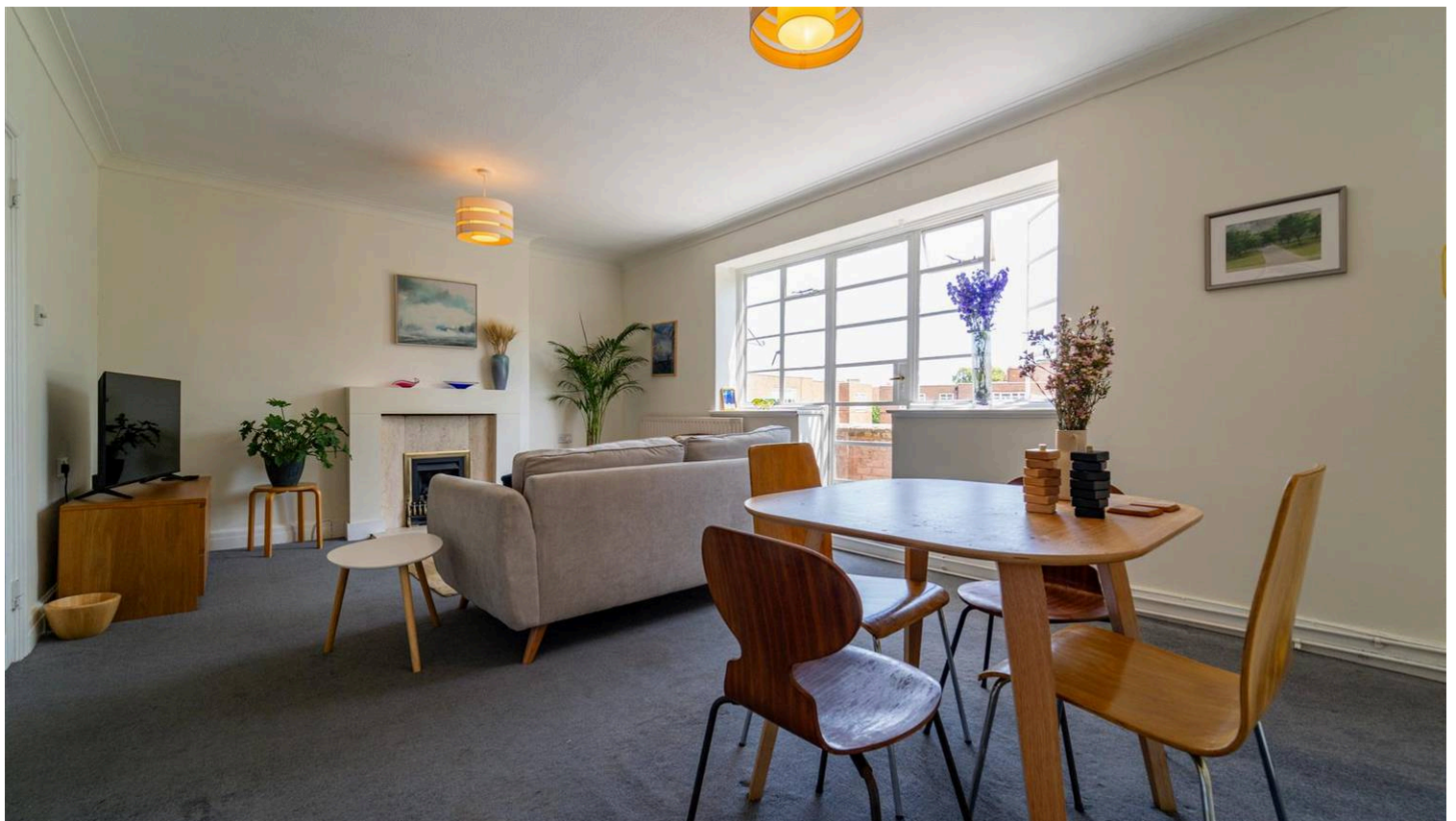
### Location

Being located towards the rear of Viceroy Close, the top floor apartment offers a secure and peaceful location. Further benefitting from no apartments to the rear of the block. Viceroy Close was built in 1937 and was jointly designed by the renowned architects, Mitchell and Bridgewater and Gollins. Viceroy Close 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 one of the largest apartments in the area. Each block has a lift and the estate is managed by a resident caretaker who resides in the Lodge and who ensures the smooth running of the site. Also offering ample communal residents parking and secure communal entrance.



### Summary

The apartment is nicely presented throughout and spacious, briefly comprising of entrance hallway leading through to all other rooms including a spacious fitted kitchen with all appliances and an additional shower room. A large living room/ diner giving access to a private balcony with views overlooking the communal gardens. There are four double bedrooms and a large family bathroom. All of the rooms bring in plenty of natural light and boast high ceilings.



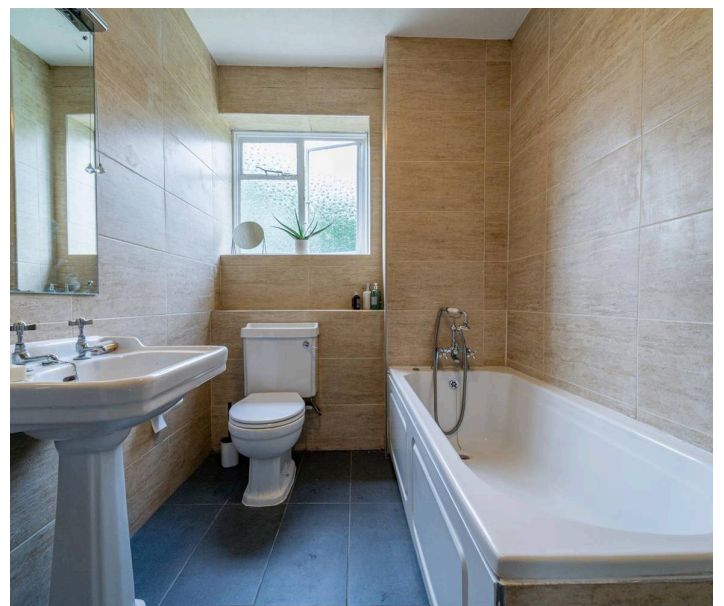


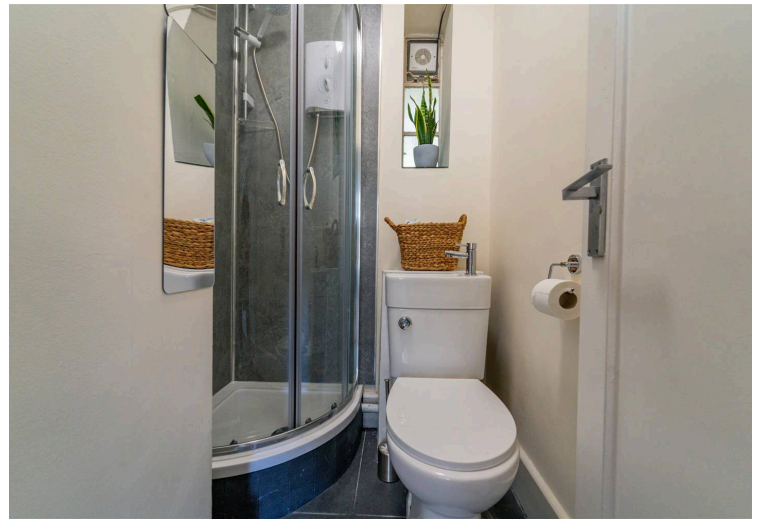
### General Information

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 EPC - E Council Tax Band - D Service charge - £6,866.00 PA Ground rent - £120.00 PA The lease remaining is 999 years from 1988, with approx 962 years left

### Lease Information

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.





Council Tax band: D

Tenure: Leasehold

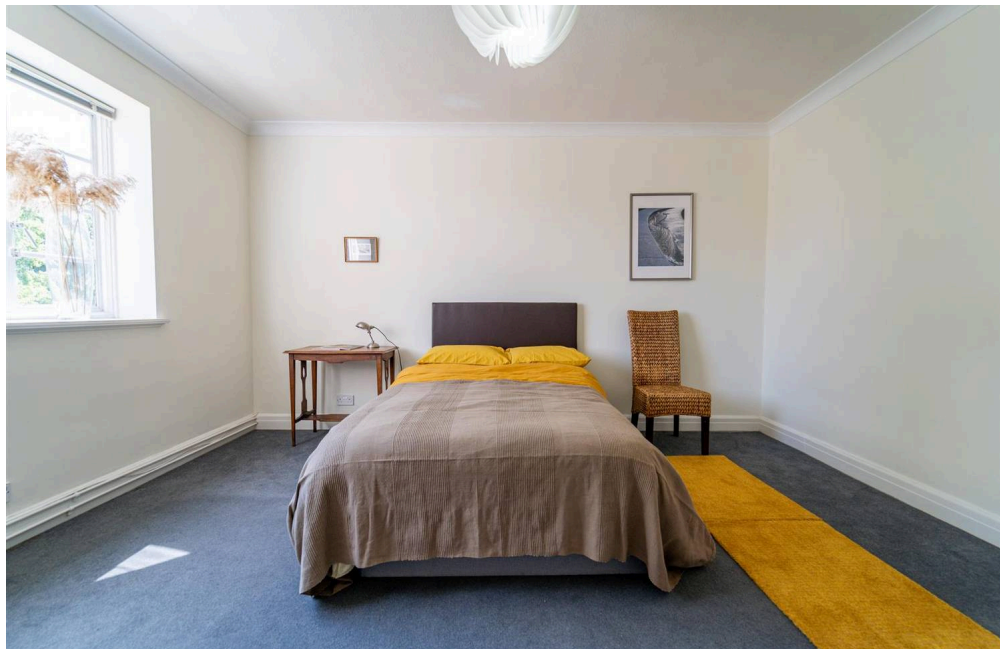
Years Remaining: 962

Service Charge PA: £6,866

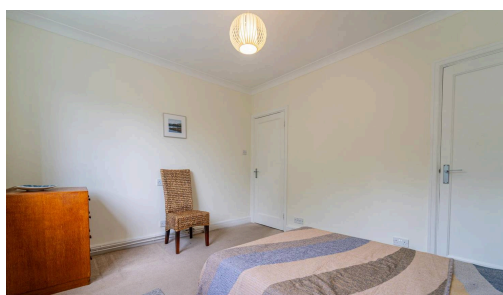
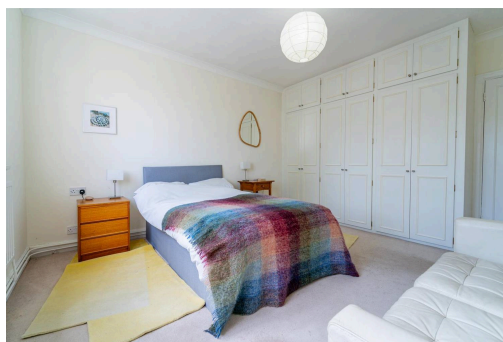
Ground Rent PA: £120

EPC Energy Efficiency Rating: E

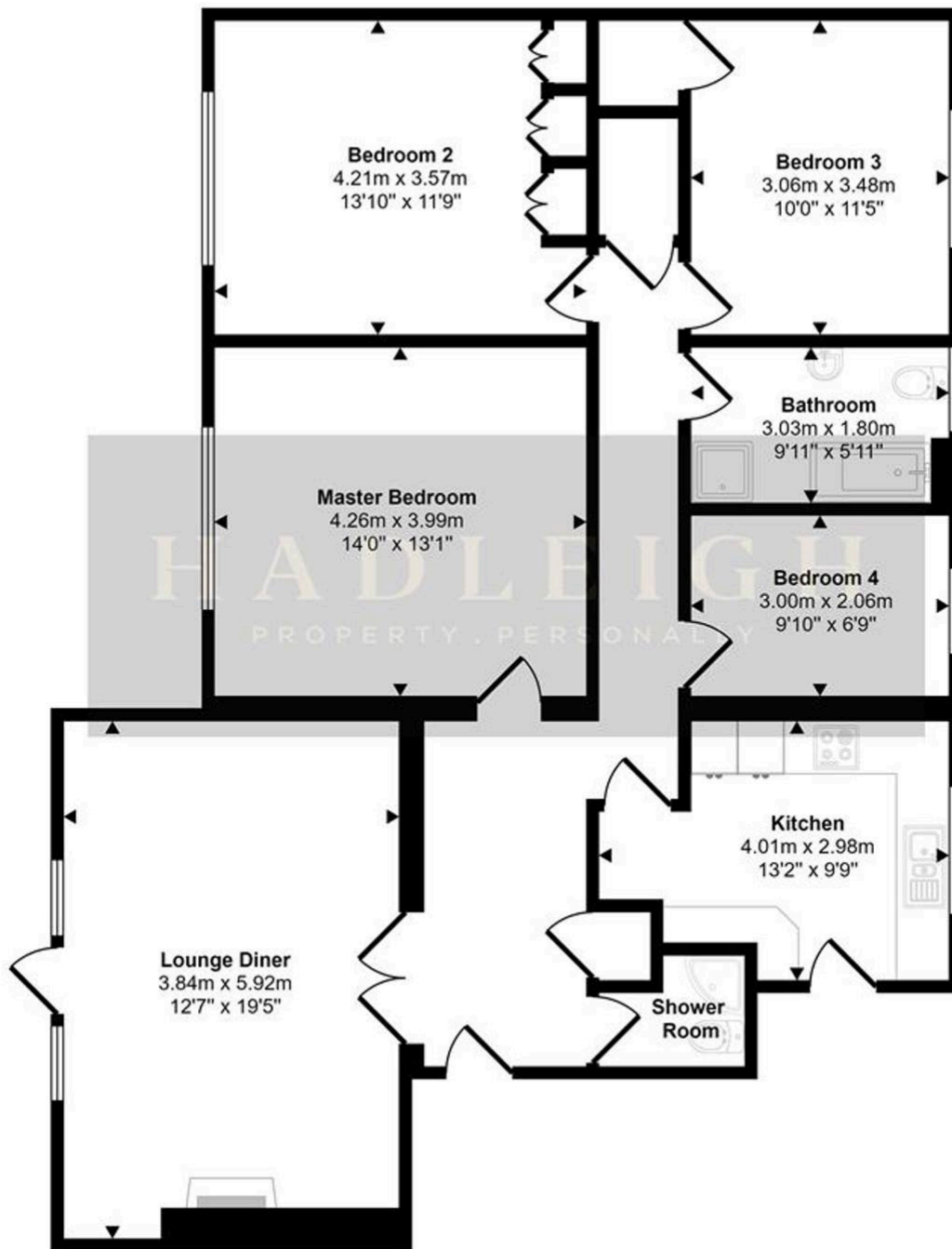
EPC Environmental Impact Rating: E



- › No upward chain
- › Four bedroom mansion-style apartment
- › Spacious accommodation with scenic views
- › Excellent transport links to Birmingham City Centre



Approx Gross Internal Area  
112 sq m / 1208 sq ft



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.