



## Flat 21, Claremont View, 11 Claremont Gardens

£300,000 Leasehold

Hadleigh Estate Agents are delighted to offer a spacious second floor one bedroom apartment for sale. Offered with no upward chain, Claremont View forms part of the highly successful Beaufort development by renowned developer, Spitfire Homes. Set in the grounds of an Italianate style villa dating from the late 1800's, Claremont View is a newly built four storey block containing 26 luxury apartments.

The apartment is located on the second floor, accessed via a communal entrance hall with lift access and further offers allocated parking bay, complete with EV charger.





### **Location**

Claremont View represents a very private enclave of properties; a rare and desirable proposition. The extensive grounds have witnessed a revival which includes the creation of a curated selection of new residences to include the impressive Claremont View apartments. Birmingham City Centre is a short distance away, with excellent transport links on offer. Along with nearby Harborne High Street offering an array of bars, restaurants and local supermarkets. Local leisure facilities include Edgbaston Priory Tennis Club.

### **Entrance Hall**

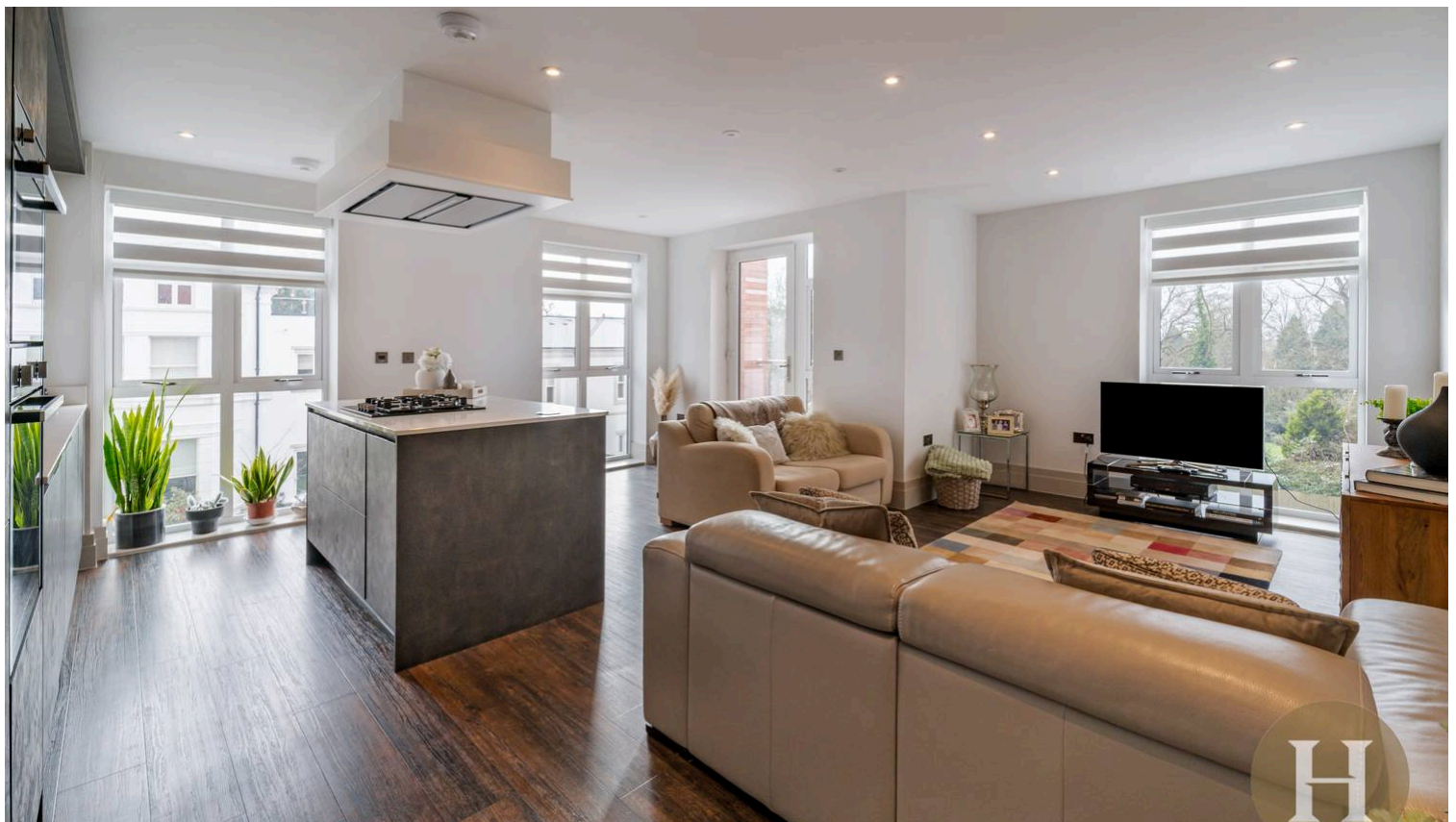
Spacious and welcoming hallway with touch screen video entry system, thermostat, spotlights to ceiling and storage cupboard, complete with hanging rails.

### **Kitchen**

Individually designed kitchen featuring sleek handle less cabinetry and soft close drawers. Premium quartz worktops with upstand to kitchens, a range of integrated appliances throughout including Neff gas hob, single oven and combination microwave oven. Bespoke kitchen island, with pop up electric socket and offering further storage.

### **Lounge Diner**

Spacious open plan living area allowing for ample dining area. Dual aspect double glazed windows and double doors leading to a private balcony. Ceiling spotlights and fitted blinds.





### **Bathroom**

Contemporary white Villeroy & Boch sanitaryware with polished chrome fittings by Hansgrohe. Bespoke fitted mirrored cabinet with shelving and lighting. Floor to ceiling ceramic tiling, multi-rail chrome heated towel rail, low level flush WC and shower over bath.

### **Master Bedroom**

Spacious master bedroom, boasting bespoke fitted wardrobes with mirrored sliding doors and access to en suite. Double glazed window, complete with fitted blind. Ceiling light point and carpeted flooring.



### **En suite**

Modern shower room boasting ceramic floor tiling and wall tiles in places, contemporary white Villeroy & Boch sanitaryware with polished chrome fittings by Hansgrohe. Bespoke fitted mirrored cabinet with shelving and lighting. Multi-rail chrome heated towel rail, low level flush WC and mains shower, with additional handheld attachment.



Council Tax band: C

Tenure: Leasehold

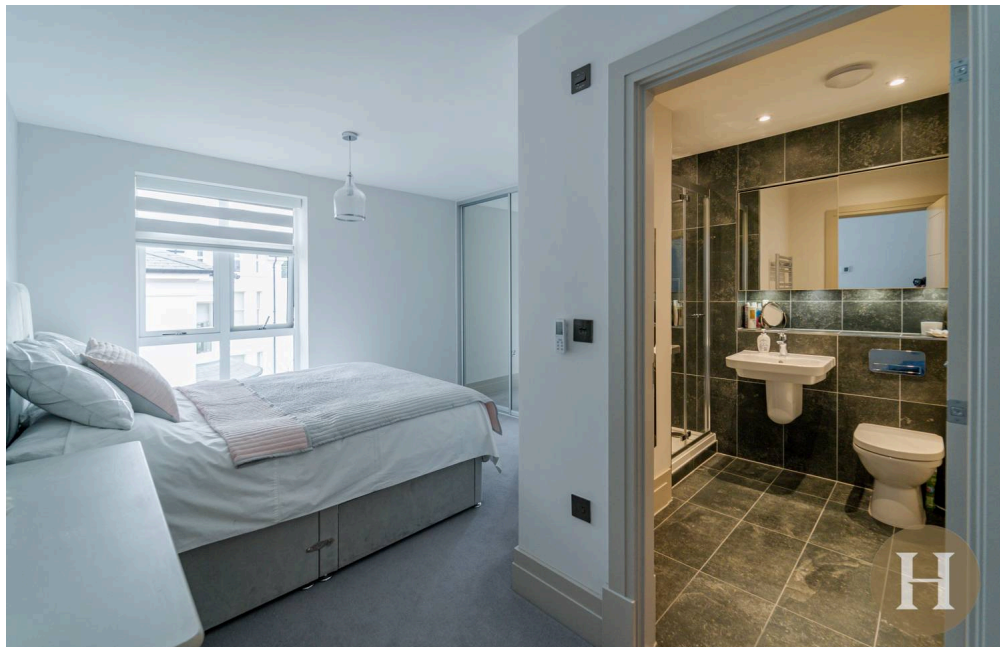
Years Remaining: 995

Service Charge PA: £2,086

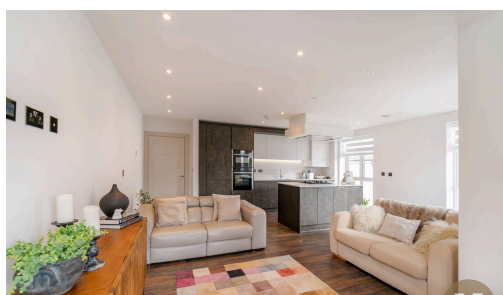
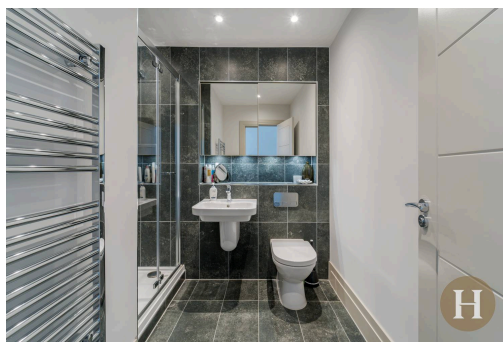
Ground Rent PA: £0

EPC Energy Efficiency Rating: B

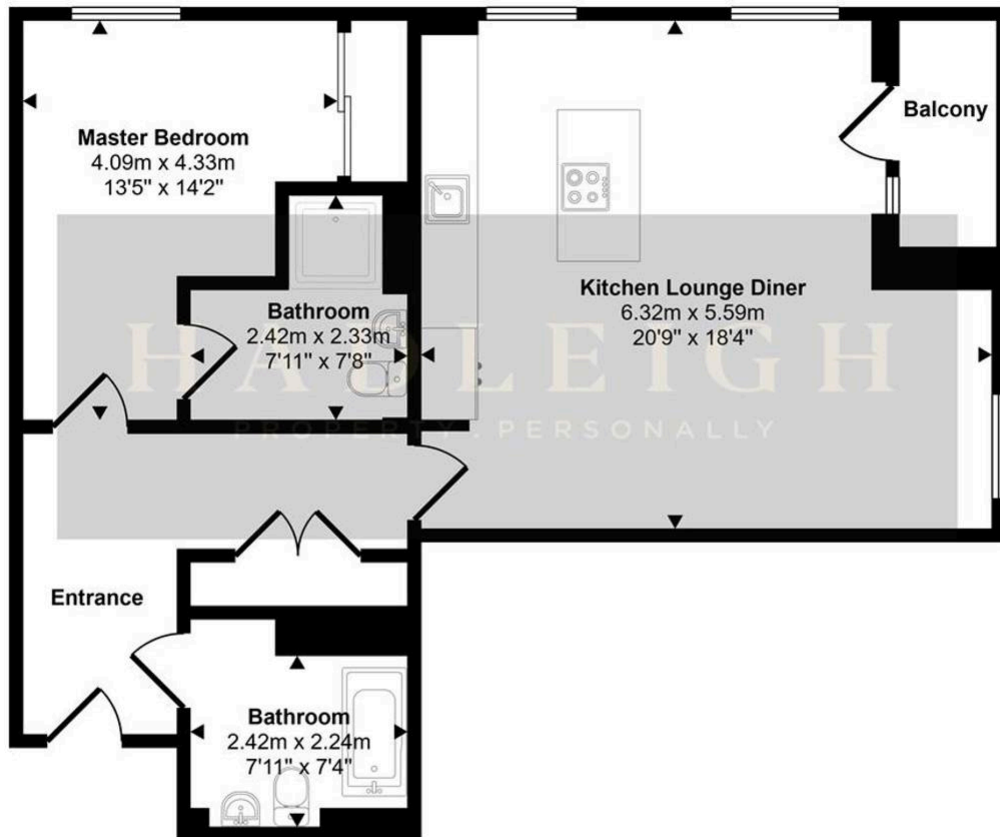
EPC Environmental Impact Rating: B



- › Luxury development by Spitfire Homes
- › High specification finish with bespoke kitchen & fittings
- › Lift access, underfloor heating & EV charging
- › Allocated parking & no upward chain



Approx Gross Internal Area  
68 sq m / 732 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.