

30 Viceroy Close, Birmingham

£280,000 Leasehold

Hadleigh Estate Agents are delighted to offer this substantial mansion style apartment for sale. Located within the ever popular Viceroy Close. An artisan well provides the water supply, whilst the heating and hot water is included within the service charge.

The apartment offers both stairs and lift access and boasts welcoming entrance hallway, leading off to a spacious lounge and dining area. Newly fitted kitchen, complete with additional breakfast bar. Off the hallway is a convenient guest WC and further provides access to all bedrooms. Completing the apartment is a modern family bathroom.





Location

Viceroy Close is situated within landscaped communal grounds, offering ample parking for residents. Being conveniently located for easy access into Birmingham City Centre, The Queen Elizabeth Medical Complex and Birmingham Universities, with excellent transport links on offer. Edgbaston Cricket Ground is a short walk away, along with the ever popular Cannon Hill Park and MAC.

Entrance Hallway

Spacious and welcoming entrance hallway, benefitting from hardwood front door, laid laminate floor, central heating radiator, cloaks cupboard and security entry phone.

Lounge Diner

Having as its focal point a gas living coal effect fire inset in feature fireplace with hearth beneath, laminate floor, central heating radiator and ceiling light point. Adding to the character of the property is the decorative ceiling rose, cornice and multi paned bay window overlooking the communal grounds.



Kitchen

Boasting a newly fitted kitchen, complete with a range of base and wall units along with integrated appliances. Sink and drainer unit, five ring gas hob and extractor over. A convenient breakfast bar, under counter lighting and multi paned window. Two ceiling light points, central heating radiator and fire escape door.





Guest WC

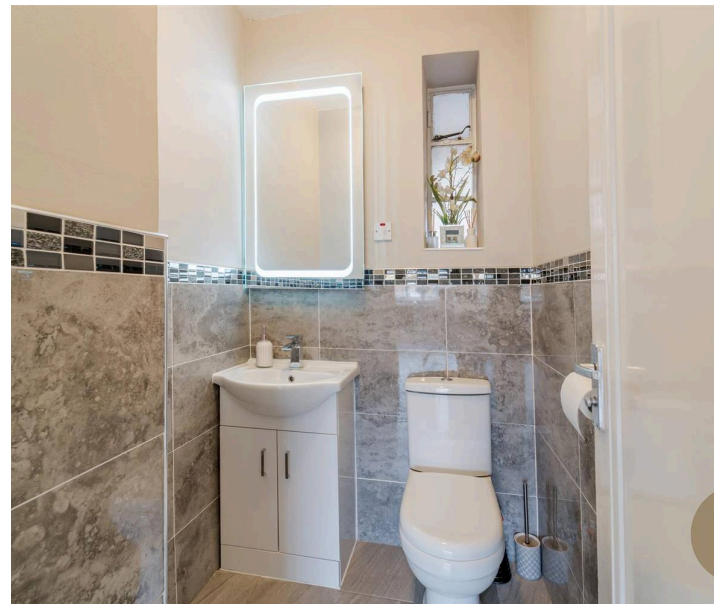
Beneficial guest WC with low level flush C, vanity unit and light up mirror. Tiled flooring and partially tiled walls, ceiling light point and window.

Master Bedroom

Spacious master suite benefitting from fitted wardrobes and dressing area, Multi paned window with secondary glazing, central heating radiator and carpeted flooring.

Bedroom Two

The apartment further benefits from an additional double bedroom complete with multi paned window and secondary glazing. Central heating radiator, ceiling light point and carpeted flooring.





Bedroom Three

With multi paned window to the front elevation, central heating radiator, ceiling light point and carpeted flooring.

Bathroom

Modern and spacious tiled bathroom with fixed bath and shower over. Low level flush WC, vanity unit, towel radiator and ceiling light point.

Service Charge Information

Years Remaining: 87

Ground Rent: £90 PA

Service Charge: £5,200 PA



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, and CCTV. The property is leasehold and comes with a share of the freehold.



Council Tax band: C

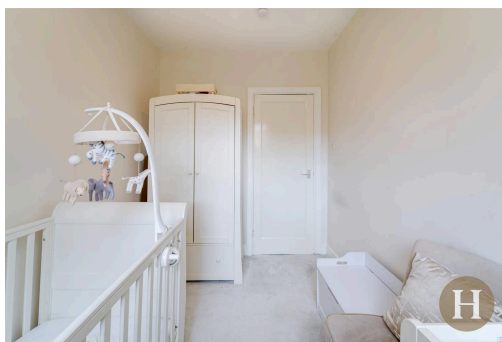
Tenure: Leasehold

EPC Energy Efficiency Rating: D

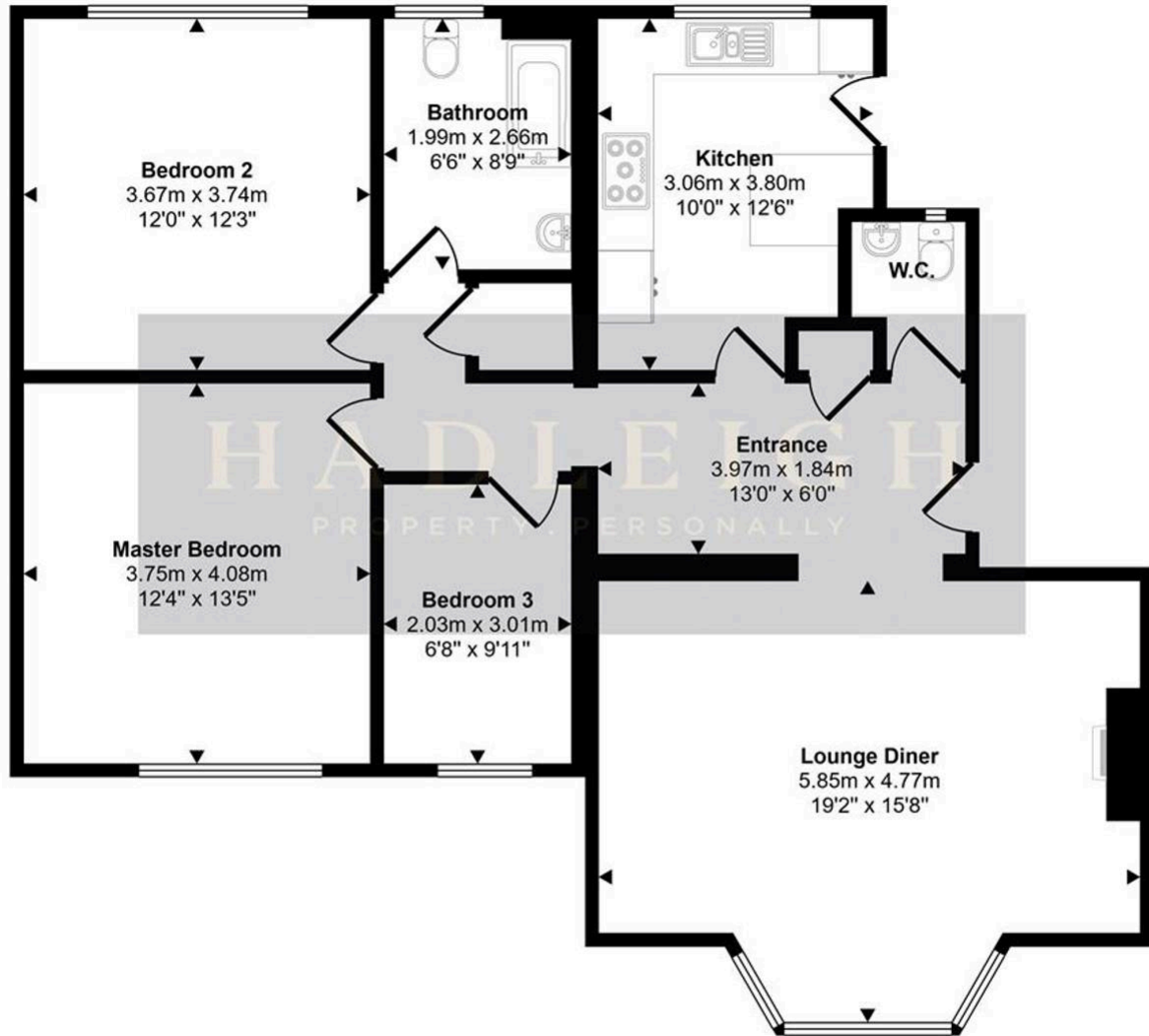
EPC Environmental Impact Rating: D



- Mansion-style apartment
- Newly fitted kitchen with breakfast bar
- Lift access, secure entry & share of freehold
- Service charge includes heating, hot water & water supply



Approx Gross Internal Area
96 sq m / 1033 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.