



APARTMENT 1 FERNDALE HOUSE

66A HARBORNE ROAD, EDGBASTON, BIRMINGHAM B15 3HE

Robert  Powell
RESIDENTIAL SALES & LETTINGS



1 FERNDALE HOUSE

£325,000

EDGBASTON

A substantial ground floor one bed roomed apartment, blending modern luxuries with beautiful Victorian character and being situated within an exclusive development set in substantial communal grounds.

Location

Ferndale House is situated on Harborne Road, close to its junction with Vicarage Road. Birmingham City Centre lies less than two miles to the east and is easily accessible by regular buses along Harborne Road itself or by tram nearby on Hagley Road. Five Ways railway station is approximately 0.7 mile distant and just one stop from Birmingham New Street station. Access to the Midlands motorway network can be found via J6 of the M6 (4.5 miles) and J3 of the M5 (5.5 miles). Excellent local facilities in the immediate vicinity include a Morrisons supermarket at Five Ways (600m), the Botanical Gardens (250m), Central Edgbaston Bowls Club (300m), Edgbaston Lawn Tennis Club (600m), The Physician Bistro Pub (300m), and Simpsons Michelin Star Restaurant (600m).

Description

Ferndale House was completed in 2019 and is a highly regarded conversion development of just 7 luxury apartments set within a handsome and imposing Victorian former residence, situated in stunning grounds. Apartment 1 is located on the ground floor, accessed via an impressive communal entrance hall. The apartment, which benefits from under-floor heating throughout, is finished to a high specification and has been beautifully maintained since new.

The accommodation extends in all to approximately 731 sq ft (68 sq m) which is considerably larger than the average one bed roomed apartment. There is an entrance hall with video entry phone and control panel for the security alarm. The living area/kitchen is the centerpiece of the apartment, with magnificent proportions and fantastic ceiling height

with elaborate decorative corning. The room spans almost 30 feet in length and has dramatic curved glass original sash windows and central double doors opening out to the rear gardens. The kitchen area is fitted with modern base and wall units with white marble effect Quartz work-surfaces including a central island unit. Quality Siemens integrated appliances include double oven and grill, induction hob, fridge freezer, dishwasher, and washer/dryer.

The bedroom is a generously sized double room with high ceiling and two secondary glazed sash windows to the front with smart plantation style shutters as well as a remote controlled blackout blind. To one wall extensive fitted wardrobes provide ample storage space.

The bathroom is stylishly finished and has a bath with shower over, wall-hung wash basin, wall-hung WC, chrome ladder style towel radiator, built-in mirrored medicine cabinets.

Outside

To the front is a gated in and out driveway with allocated parking for one car. To the rear is a fabulous mature communal garden, to which Apartment 1 has direct access via the double doors from the living room.

General Information

Tenure: The property is leasehold for a term expiring 2194. There is no ground rent payable, and the purchaser will also acquire a share of the freehold. There is a service charge payable which is currently £1,535.13 payable every 6 months (£3,070.26 per annum).

Council Tax: Band D.



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



Total Area: approximately 67.9 m² ... 731 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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