

ENGLANDS



85 Viceroy Close

Edgbaston, Birmingham, B5 7UU

£230,000





PROPERTY DESCRIPTION

Built in 1937, Viceroy Close was Birmingham's first multi-storey block of flats and is known for its Art Deco style and well-preserved original features. 162 flats in 8 buildings are set within 8 acres of delightful communal grounds, located on Bristol Road, providing an easy commute into Birmingham City Centre. The development is maintained by a resident caretaker and the heating and water supply is covered by the service charge.

Edgbaston Village and Harborne High Street are easily accessible with their shops and restaurants and regular markets. Warwickshire County Cricket Club and Edgbaston Priory Club are both within walking distance. In addition, the Queen Elizabeth Hospital and University of Birmingham are readily accessible.

This spacious apartment is located on the second floor and comprises lounge/dining room, study area, two bedrooms, breakfast kitchen, shower room and separate WC.



Tel: 01214271974



Communal entrance door leads into hallway and a lift or stairs provide access to the upper floors. Number 85 is located on the second floor.

Entrance door with spyhole leads into spacious reception hall having security answerphone, coving to ceiling, two ceiling light points and radiator with ornate cover. Plus, a useful storage cupboard and further airing cupboard.

SPACIOUS LOUNGE/DINING ROOM

6.15 max x 5.0 max into bay (20'2" max x 16'4" max into bay)

Having bay window with secondary glazing overlooking the front, art deco fireplace with marble-style surround and hearth, coving to ceiling, radiator with ornate cover and ceiling light point. Archway into study/dining area.

DINING/STUDY

3.02 max x 2.39 max (9'10" max x 7'10" max)

Having window with secondary glazing overlooking the front, ceiling light point and sliding door leading to the hall.

BREAKFAST KITCHEN

3.94 max x 3.29 max (12'11" max x 10'9" max)

Having a range of matching wall and base units, pull-out larder unit, rolltop work surfaces, wood-style flooring, double bowl stainless steel sink drainer with mixer tap over, part complementary tiling to walls, two ceiling strip lights, breakfast bar, Indesit electric hob, double Blomberg electric oven, appliance space for washing machine and dishwasher, plus further appliance space for fridge freezer. Wall-mounted fan heater and window overlooking the rear of the development. Door leading out to rear access (fire escape), balcony, meter cupboard and stairs leading to the rear.

BEDROOM ONE

4.22 max x 3.88 max (13'10" max x 12'8" max)

Having window with secondary glazing overlooking the front, coving to ceiling, radiator and ceiling light point.

BEDROOM TWO

3.89 max x 3.02 max (12'9" max x 9'10" max)

Having fitted wardrobes, radiator, window overlooking the rear of the development and ceiling light point.

SHOWER ROOM

Having large walk-in shower cubicle, with wall-mounted drench showerhead plus telescopic showerhead, tiled floor, wash hand basin with mixer tap over and set into vanity storage, low flush WC with concealed cistern, radiator, recessed ceiling spotlights, window with frosted glazing and useful storage cupboard with fitted shelving.

SEPARATE WC

Having low flush WC, wall-mounted storage cupboard, wash hand basin set into vanity storage unit, part complementary tiling to walls, wood-style flooring, ceiling light point and window with frosted glass.

OUTSIDE

Viceroy Close is set within extensive well-maintained communal grounds with lawns, trees and evergreens.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD. We are advised that the lease term is 999 years from 1988. There is a variable service charge of £2,807.91 per half year, which includes the provision of the apartments heating and hot water, insurance of the block, services of a caretaker and maintenance of communal areas and landscaped grounds etc. There is a ground rent of £45.00 per half year.
COUNCIL TAX BAND: C



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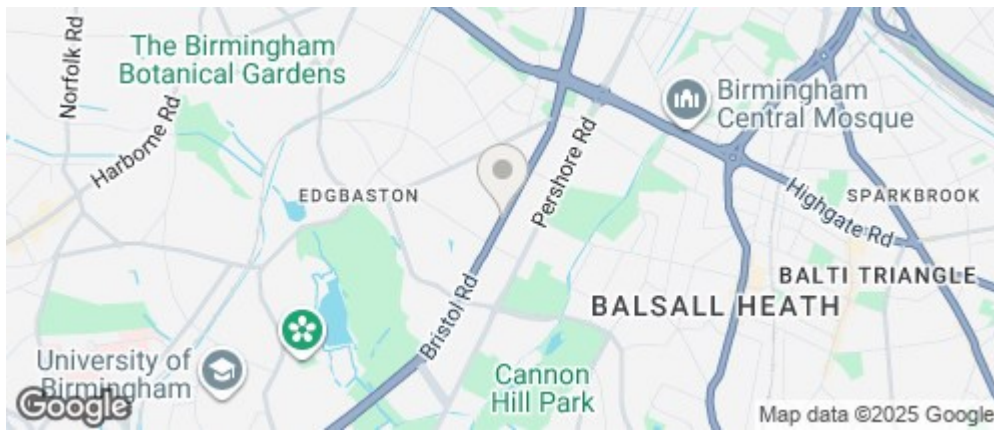





ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

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