



16 Viceroy Close, Birmingham, B5 7UR

**Asking Price £280,000**

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.

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 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.

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.

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.

Service charge per annum is £6866

Ground rent per annum is £120

The lease remaining is 999 years from 1988, with approx 962 years left

Call Hadleigh Estate Agents today to arrange your viewing.

### **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

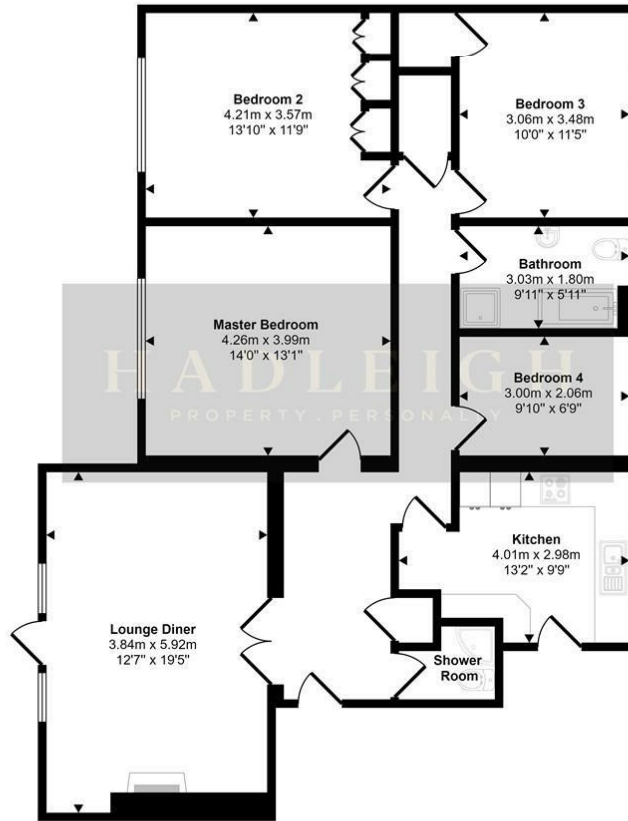
Service charge - £6,866.00 PA

Ground rent - £120.00 PA

The lease remaining is 999 years from 1988, with approx 962 years left

# Floor Plan

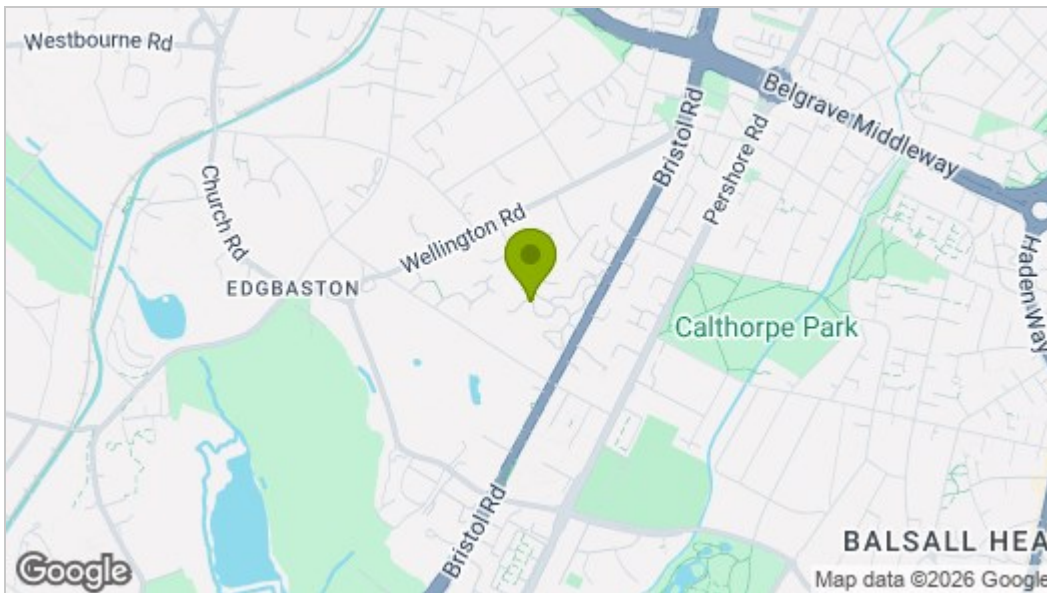
Approx Gross Internal Area  
112 sq m / 1208 sq ft



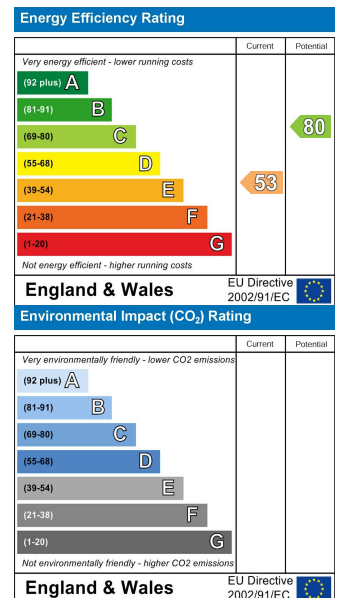
Floorplan

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.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.