

## Apt 21 Claremont View 11 Claremont Gardens, Birmingham, B15 3BA

**£300,000**

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. The apartment is finished to an excellent standard with high specification finishes and features throughout including an individually designed bespoke kitchen, Villeroy & Boch sanitaryware in the bathrooms, bespoke fitted wardrobes in the bedroom, contemporary black nickel switches and sockets, stylish five panel internal doors with polished chrome door furniture and under floor heating throughout.

## Location



Discreetly set back from one of Edgbaston's most premier roads, 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 handleless 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.

## House 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.

## General Information

**Car Parking:** There is one allocated parking space with an electric car charger.

**Builders' Warranty:** Balance of 10 year NHBC warranty.

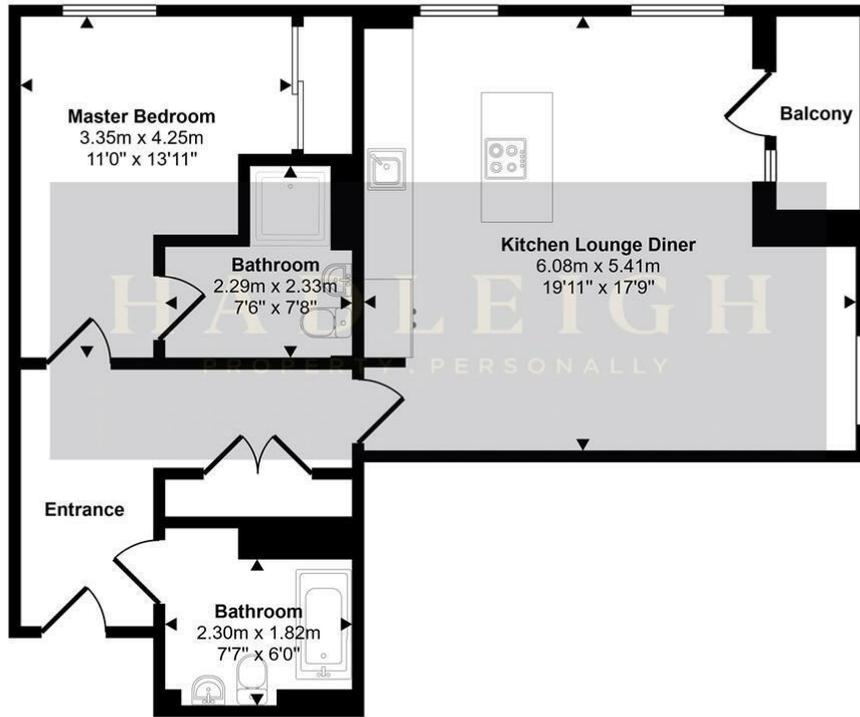
**Lease and Service Charge:** Lease term of 999 years from 1st January 2022.

Service charge currently £2086 per annum.

Council Tax: Band C.

# Floor Plan

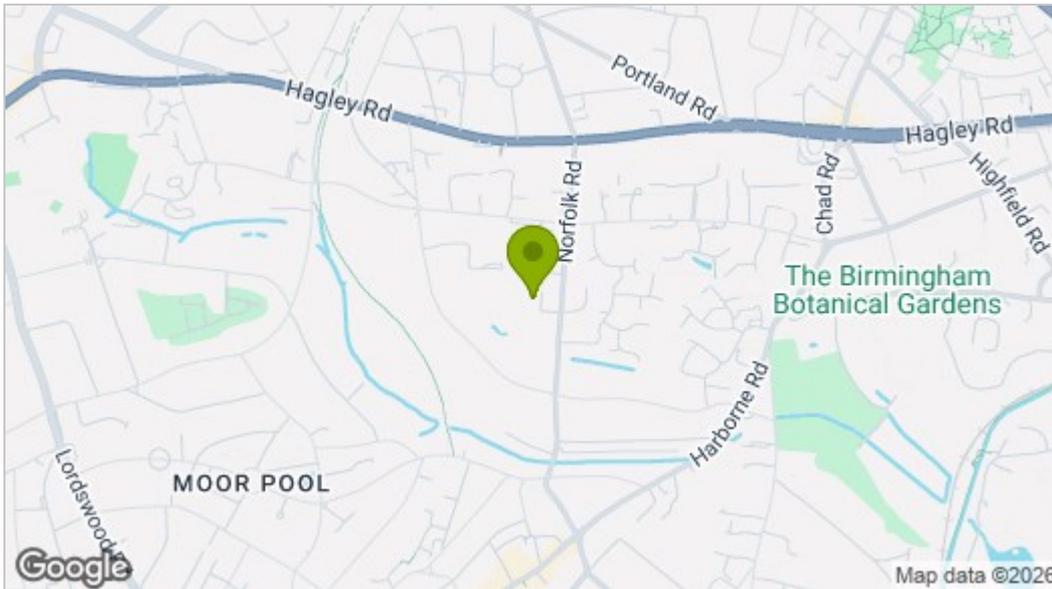
Approx Gross Internal Area  
64 sq m / 688 sq ft



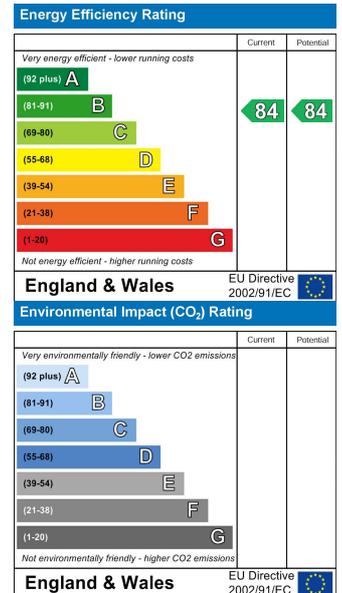
Floorplan

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



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