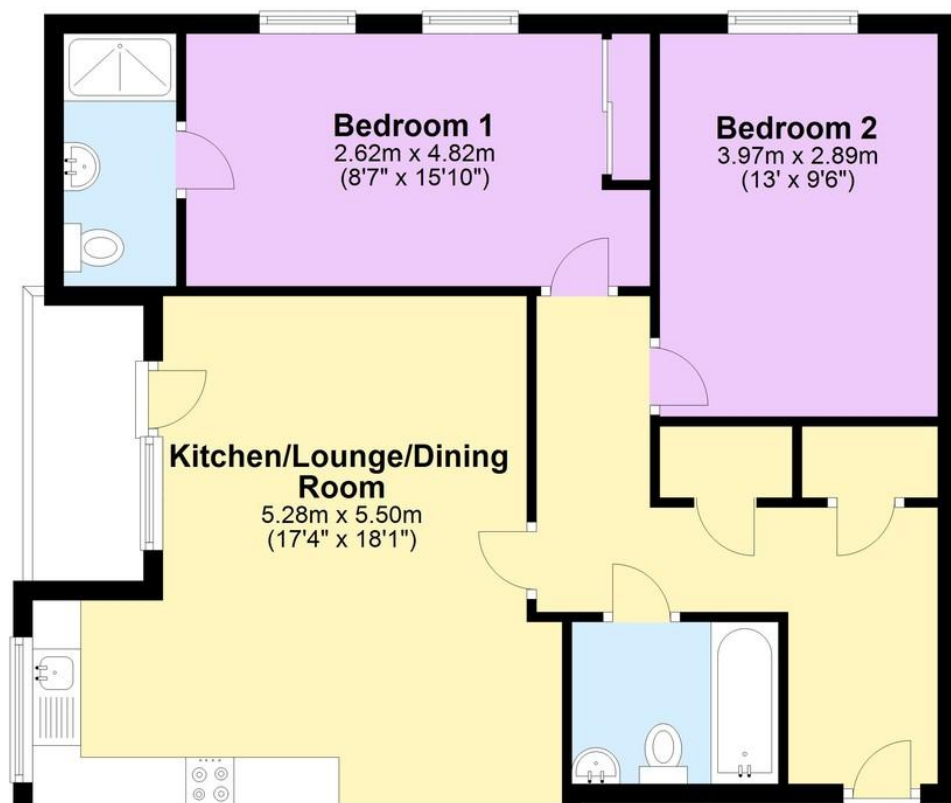




Floor Layout

Second Floor

Approx. 69.1 sq. metres (744.1 sq. feet)



Total approx. floor area 744 sq ft (69 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Edgbaston Branch
0121 4565454
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5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ

Claremont View

11 Claremont Gardens
B15 3BA

Asking Price Of £398,000

- Two-Bedroom Apartment
• Developed By Spitfire Homes
• Two Allocated Parking Spaces With EV Charger
• 744 Sq. Ft.





Claremont View,  
11 Claremont Gardens, Edgbaston, B15 3BA  
Asking Price Of £398,000



## Property Description

**DESCRIPTION** A spacious second floor two bedroom and two bathroom apartment within a newly built high specification development situated in prime Edgbaston. Two allocated parking spaces with EV charger.

**LOCATION** Norfolk Road is located within the prime residential area of Edgbaston, some two and a half miles to the west of Birmingham City Centre. Harborne's bustling High Street is approximately a mile away and offers an array of local shops, supermarkets, coffee shops, pubs and restaurants.

**CLAREMONT VIEW** Claremont View forms part of the highly successful 'Beaumont' development by renowned developer, Spitfire Homes. Set in the grounds of a handsome 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.

The apartment is finished to an excellent standard with high specification finishes and features throughout including an individually designed bespoke kitchen, bathrooms, bespoke fitted wardrobes in the bedrooms, contemporary black nickel switches and sockets, stylish internal doors, under floor heating throughout.

**PROPERTY** The property is entered via a spacious entrance hall with ceramic tiled floor, touch screen video entry system, two large storage cupboards with hanging rails. The open-plan kitchen/living space is generously proportioned and has ceramic tiled flooring, bespoke fitted kitchen with dark Teal coloured base and wall units and contrasting Quartz worktops. Integrated appliances include fridge/freezer, slimline dishwasher, washer/dryer, 4 ring gas hob, electric oven and combination microwave oven. There is a living area, ample space for a dining table, and a door opening onto the balcony.

Both bedrooms are good-sized double rooms, with the main bedroom having fitted wardrobes with mirrored sliding doors, and a stylish en suite shower room with ceramic tiled floor and walls, oversized shower enclosure, WC, wash basin, large mirrored medicine cabinet, chrome heated towel radiator. The second bedroom is served by a separate bathroom, having ceramic tiled floor and walls, bath with shower over, WC, wash basin, large mirrored medicine cabinet, chrome heated towel radiator.



**PARKING** There is an allocated parking space with electric car charger.

**BUILDERS' WARRANTY** 10 year NHBC warranty.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band - C**

**Service Charge - £1,534.40 per annum**

**Ground Rent - £53.48 per annum**

**Ground Rent Review Period - TBC**

**Length of Lease - 999 Years Remaining**

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**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



To book a viewing  
of this property:

**Call:**  
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**Email:**  
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