

KENSINGTON COURT

EDGBASTON, B15 3ED

£196,000
LEASEHOLD

HIGHFIELD GARDENS | One bedroom | Ground Floor | Allocated parking space | Gated development | Private patio | Located on the Calthorpe Estate.

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Full Description

Davidson Estates are delighted to present this apartment located in the highly sought after Highfield

Gardens II development in B15 Edgbaston.

This immaculately appointed apartment located on the ground floor and comprises of an entrance hallway with storage, a magnificent open-plan living area with fully integrated kitchen; double bedroom with built in wardrobe and a family bathroom with a power shower over the bathtub.

The property is very bright and airy throughout and benefits from a private patio, gas central heating and UPVC double glazing throughout.

Service Charge Approx £00.00pa

Ground Rent: £50.00 pa

Years remaining on lease: 128

EPC Rating B

Location

The property is located on the highly desirable Calthorpe Estate and is situated on the edge of the Edgbaston Village Triangle containing many beautiful family restaurants such as the award winning Physician Pub, Highfield Pub, Boston Tea Party and 20 year Michelin Star Simpsons restaurant. All of this right on your door step!

Tram Line

The tram line starts on Hagley Road running down Broad Street, Centenary Square, Grand Central Station and eventually HS2 (due for completion 2026). The tram is a five-minute walk away for Bloomsbury House and will take 10 minutes to reach HS2. Edgbaston and Schools

Highfield Gardens is situated in Edgbaston, the largest borough in Birmingham, and is known for its affluent parts of the B15 postcode and for its private Ofsted rated 'outstanding' nurseries and schools such as Norfolk House Nursery, Highfield Nursery, Hallfield School, Edgbaston High for Girls and King Edward's for boys school.

Important Information:

Years on lease 127

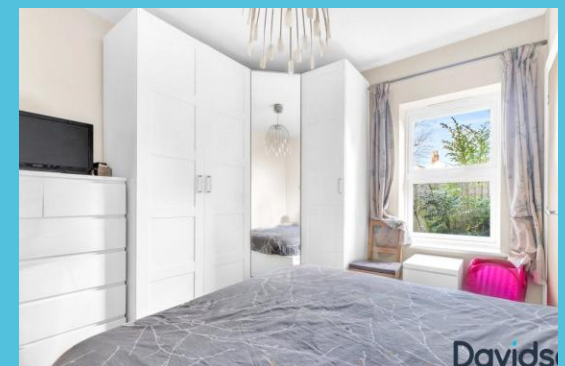
Service Charge £800.00 pa

Ground Rent £60.00 pa

No Chain

Viewings can be arranged by appointment only.

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Floorplan measurements are for illustrative purpose only. Floor plan by www.sebastiano.co.uk.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		

Davidson

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements