



RICHMOND HOUSE

EDGBASTON, B15 3ED

£279,000
LEASEHOLD

GROUND FLOOR LUXURY APARTMENT | Gated Residence | Communal Gardens |
Allocated Parking | Visitors Parking | Low Service Charge | Located on the
Calthorpe Estate | Walking distance to Birmingham City Centre | No Chain

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Full Description

Davidson Estates are delighted to present this STUNNING 2-bedroom ground floor apartment located on the highly sought after Calthorpe Estate, Edgbaston and in very close proximity to Birmingham City Centre.

The property on offer is part of an exclusive luxury development consisting of ONLY 9 apartments which offers an extremely private lifestyle whilst being on the edge of the bustling City Centre.

The development is gated and within the exclusive Calthorpe Estate. The Calthorpe Estate offers value, excellent service, and security, and has become the place-to-be for family's and professionals due to its incredible Edgbaston Village masterplan consisting of many family eateries, a Michelin star restaurant and very posh wine bar called Loki Wine.

The tram line is a short 4-minute walk away and will take you into Colmore Row and Paradise Circus within 10 minutes, and HS2 Train Station a further 5 minutes once completed in 2026.

The apartment is situated on the ground floor and comprises of an airy and spacious hallway entrance with cloak room, a beautifully designed fully integrated kitchen, a large separate living room, master bedroom with built-in quadruple wardrobe overlooking beautifully landscaped gardens, there is a large second bedroom and a good-sized family bathroom

with over hanging shower.

There are communal gardens to the rear and front of the property for residents to make use of and the residents car park is gated offering an even-more exclusive feel.

Financial Information

Service Charge: £1,900 pa

Years Remaining on Lease: 126

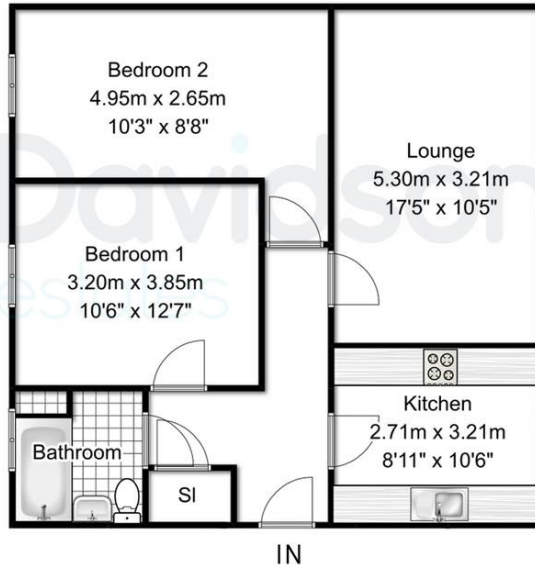
Ground Rent: £25.00 pa

EPC Rating B

RICHMOND HOUSE



APPROXIMATE GROSS INTERNAL AREA: 724.4 SQ.F / 67.3 SQ.M



Floorplan measurements are for illustrative purpose only.

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (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