



James *J* LaurenceTM
Sales and Lettings

ST PAULS PLACE, 40 ST PAULS SQUARE, BIRMINGHAM,
WEST MIDLANDS, B3 1FQ
£800 PCM





This stunning one bedroom apartment is available to rent in the prestigious and exclusive St Pauls Place development. A large double bedroom and open plan living room and kitchen are just the start to this spacious property. A secure allocated parking space is also included and available to rent end August 2021.

Offered furnished and located on the fifth floor.

The property boasts a contemporary open plan kitchen living area with fitted appliances, double bedroom with a built in wardrobe, modern bathroom and the bonus of an extra room for a possible home office or storage. Situated in the heart of the Jewellery Quarter, this apartment is walking distance to Snowhill train station, Colmore Row business district and has bars and restaurants on your doorstep.

Tenant fee act 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		68	79
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
		73	72
England & Wales		EU Directive 2002/91/EC	