



James *J* LaurenceTM
Sales and Lettings

KINGS COURT, 25 COX STREET, BIRMINGHAM, WEST
MIDLANDS, B3 1RD
£775 PCM





A two bedroom, Duplex, First Floor apartment in one of St Pauls Square's most sought after residential developments. The property is set out over two floors, with gallery master bedroom overlooking the living area, living area, separate kitchen area and family bathroom. Offered furnished and available NOW.

Offering secure, off road parking and communal gardens. One not to be missed!

FEATURES

- Two bedrooms
- Duplex apartment
- First floor location
- Furnished
- Fitted kitchen
- Modern bathroom
- Gallery master bedroom
- Storage
- Electric heating
- Double glazing
- Communal gardens
- Secure entry system
- On doorstep of St Pauls Square
- Close to city amenities
- Snow Hill station a short walkaway
- AVLIABLE NOW



AREA

The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.



The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		