



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

242 DERWENT FOUNDRY, 5 MARY ANN STREET,  
BIRMINGHAM, WEST MIDLANDS, B3 1BG  
£1,050 PCM





\*\*\*\*NO ADMIN FEES\*\*\*\* A fantastic two bedroom two bathroom top floor apartment in the popular Derwent Foundry development, just off St Pauls Square. The property offers open plan kitchen and living area offering open city views. The aspect means the property is prime for allowing in streams of natural light. Both bedrooms are double rooms, the master featuring from en-suite, a further family bathroom and ample storage. The property is designed to a high specification, including modern, quality fitted kitchen and bathrooms, off set against a dark karndean flooring. The apartment lends itself ideally to city working professionals, as on the doorstep of the picturesque St Pauls Square and Jewellery Quarter amenities beyond, walking distance to Snow Hill and New Street stations.

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](mailto:lettings@jameslaurenceuk.com).

