



James *J* LaurenceTM
Sales and Lettings

HEMISPHERE, THE BOULEVARD, EDGBASTON, B5 7SU
£850 PCM





A well presented two bedroom sixth floor apartment in popular Hemisphere development in a convenient Edgbaston location.

Accommodation benefits from open plan living and kitchen area-the later with central island hosting fridge and freezer with further integrated appliances of dishwasher, oven and washing machine, two double bedrooms, modern family bathroom to compliment en-suite shower room off master bedroom and secure allocated parking, with lift access to the sixth floor and the advantage of neighbours only to one side. Offered furnished and Available from September.

Features such as under floor heating, a large storage cupboard, double glazing, a private balcony (which offers open aspect views of Edgbaston) and proximity to the city centre, Queen Elizabeth hospital, Birmingham University and medical quarter, make it a property that is not to be missed.

The development itself boasts the benefit of an on-site concierge, secure intercom access and an allocated parking space in a gated car park. Shopping amenities and the leisure facilities of Cannon Hill Park, as well as the MAC theatre, Edgbaston Cricket Ground and the Edgbaston Priory Club are all within a short walking distance, as well as there being fantastic transport and road links to the city centre provided by nearby Pershore and Bristol Roads, as well as the nearby University train station.

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 | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |