



James *J* LaurenceTM
Sales and Lettings

LLOYD SQUARE, 18 NIALL CLOSE, EDGBASTON, B15 3LX
£825 PCM





A superb opportunity to let this top floor, two bedroom furnished apartment in one of Edgbaston's most sought after locations. The property boasts breakfast kitchen, large living area, well proportioned bedrooms, bathroom with shower above bath, double glazing, gas central heating and the luxury of a garage en bloc.

Available to let Mid/End October 2021.

Lloyd Square offers secure intercom access, beautifully kept communal areas and an excellent, within a desirable cul de sac of Niall Close (but situated just behind Chad Square).

Offered furnished and available in October, this would be ideal for working professionals or an ideal pied a terre with a simple commute with road and transport links in to the city centre, with Edgbaston leisure facilities, Queen Elizabeth hospital and Harborne High street nearby.



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		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		