



James *J* LaurenceTM
Sales and Lettings

ABACUS BUILDING, WARWICK STREET, BIRMINGHAM,
B12 0NW
£850 PCM





This spacious and recently renovated, one double bedroom apartment is offered fully furnished and Available Now! The property has undergone a full refurbishment to a high standard! This spacious one bedroom apartment welcomes you with a newly fitted flooring throughout, entrance hall leading to a spacious living room and open plan kitchen, fitted kitchen includes cooker and hob, fridge freezer and washer dryer, modern and brand new family bathroom and a large double bedroom offering brand new carpets and a access to private balcony area.

Digbeth is one of the most distinctive parts of the city and less than ten minutes walk from Bullring & Grand Central. The property is based in the ever developing Digbeth area in the prime location for Birmingham City Centre, local train stations and bus links across the city.

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Fully furnished and Available now!

Parking does not come with this property, however permit parking is available on and around the road and easily applied for.

ENTRANCE HALL

4' 29" x 6' 81" (1.96m x 3.89m)

BATHROOM

5' 55" x 6' 75" (2.92m x 3.73m)

OPEN PLAN LIVING/KITCHEN

10' 00" x 20' 14" (3.05m x 6.45m)

BEDROOM

12' 84" x 10' 24" (5.79m x 3.66m)

BALCONY

4' 93" x 1' 73" (3.58m x 2.16m)

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.

