



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

TENBY HEIGHTS TENBY STREET NORTH, BIRMINGHAM, B1  
£2,000 PCM







This modern development is situated in the heart of Birmingham's historic Jewellery Quarter, Tenby Heights offers the full benefits of city living, with a taste of luxury.

This Duplex apartment is offered in a secure, gated development and is offered FURNISHED.

Available August.

Located on the first floor of the development, this duplex apartment spreads over two floors and is extremely modern, spacious and high spec. Benefitting from THREE balcony areas and also access to the communal courtyard for some outdoor space.

This beautiful apartment is complete with the highest quality kitchen with Neff appliances and wine cooler, and bathrooms with Porcelanosa tiling from a contemporary range, with state of the art lighting and decorative finishes.

3 double bedrooms, ensuite to master, downstairs WC and a family bathroom upstairs. Open plan living room/kitchen also allows for dining space.

Available with off road, secure and gated parking.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. The suburb still lives up to its name boasting the largest concentration of businesses producing jewellery in Europe. However, a recent resurgence of residential conversions and increased demand for the perks of inner-city living has seen the historic district transform into a unique residential urban village playing home to a hub of creative firms.

#### SPECIFICATION;

- \* Secure gated development
- \* Secure video entry system
- \* Bike Store
- \* Lift Access
- \* Gas central heating to duplex apartments. Electric heating to all other apartments.
- \* Karndean flooring in living/kitchen area and bathrooms
- \* Carpeted bedrooms
- \* Bedrooms with fitted wardrobes
- \* Crown kitchen units and Quartz worktops
- \* Neff integrated oven and microwave, induction hob, extractor fan, dishwasher, washer/dryer and wine cooler
- \* Porcelanosa tiling in bathrooms and en-suites
- \* White bathroom suites with chrome fittings and under sink vanity unit

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).

