



James *J* LaurenceTM
Sales and Lettings

THE ROTUNDA NEW STREET, BIRMINGHAM, B2 4PG
£850 PCM





A fantastic opportunity to rent a sixteenth floor, one-bedroom property in one of the city's most iconic developments. Located just a short walk away from both Moor Street Station and New Street Station as well as being on the doorstep of the popular Bullring shopping centre making this ideal for commuters on both lines to London. Offering floor to ceiling windows to allow an extra sense of natural light as well as a modern finish throughout.

Comprising of a spacious open plan living & kitchen area with Poggen Phol fitting, master bedroom with fitted storage and a modern bathroom this is perfect for city working professionals.

Available NOW and Offered Furnished.

ENTRANCE HALLWAY

6' 52" x 4' 60" (3.15m x 2.74m)

OPEN PLAN LIVING/KITCHEN

14' 87" x 29' 43" (6.48m x 9.93m)

FAMILY BATHROOM

11' 43" x 4' 74" (4.44m x 3.1m)

BEDROOM

8' 39" x 11' 76" (3.43m x 5.28m)

AREA

Rotunda apartment is one of Birmingham most iconic buildings in Birmingham city centre. The apartment is located on the eleventh floor next to Bullring Shopping Centre and benefits with a short walk to both Aston and Birmingham City Universities, Colmore Row Business District, Birmingham Children's Hospital, New Street Station.

This along with easy transport links both in and out of the city make this property an excellent commuter opportunity. The arrival of HS2 in the future will also ensure great access links.

The Apartment is accessed through a secure and 24 hour monitored entry. With its unique design and stunning views from the 8th floor, the Rotunda is truly a Birmingham landmark.

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		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		