



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

ASHTON CROFT, BIRMINGHAM, B16 8EX  
£900 PCM







**DESCRIPTION**

Opportunity to rent this ground floor, two bedroom apartment situated in a quiet cul-de-sac location a short walking distance from City Centre. This spacious apartment consists of a rear garden, spacious living, two double bedrooms, separate kitchen, neutrally decorated throughout and allocated parking.

Electric Heating and White goods included.

Available Now!

**LIVING ROOM**

11' 74" x 15' 34" (5.23m x 5.44m)

**KITCHEN**

7' 30" x 7' 63" (2.9m x 3.73m)

**ENTRANCE HALLWAY**

12' 76" x 3' 56" (5.59m x 2.34m)

**BEDROOM 1**

14' 77" x 10' 31" (6.22m x 3.84m)

**BEDROOM 2**

9' 10" x 11' 03" (3m x 3.43m)

**FAMILY BATHROOM**

7' 52" x 5' 54" (3.45m x 2.9m)

**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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		