



James *J* LaurenceTM
Sales and Lettings

QUEENS COURT, 15 COX STREET, BIRMINGHAM, WEST
MIDLANDS, B3 1RD
£795 PCM





A gorgeous two bedroom duplex apartment within the intimate surroundings of Queens Court, just off St Pauls Square. Offered unfurnished, the property boasts two bedrooms, the master with fitted wardrobe and pitched ceiling, living room with separate kitchen. Also benefitting from secure and gated allocated parking.

Available Early October 2021

Features;

- Two bedroom duplex apartment
- First floor
- Unfurnished
- Living room
- Separate fitted kitchen
- Modern shower room
- Electric heating
- Communal courtyard
- Secure allocated underground parking
- Secure intercom entrance system
- Just off St Pauls Square
- Close to St Pauls Metro and Snow Hill station
- Short walk to city amenities
- Close to Financial district

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		73 C
55-68	D	60 D	
39-54	E		
21-38	F		