



James *J* LaurenceTM
Sales and Lettings

6 COMET WORKS, 45-47 PRINCIP STREET, BIRMINGHAM,
WEST MIDLANDS, B4 6NS
£2,000 PCM





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A unique opportunity to rent this quirky, authentic and raw apartment offering the very epitome of city living in this fabulous converted development within the up and coming Gun Quarter.

The property boasts two bedrooms, the master boasting en-suite and the luxury of walk in wardrobe facility, open plan living area/kitchen which benefits from natural lighting and bespoke internal furnishings from a local interior designer.

Tenants should be delighted that this has been fabulously furnished with the high end market in mind. Check out the trendy quotes on walls (commissioned by a local specialist), brand new furniture and vibrant artwork.

It has just been completed by the renowned Javelin Block to a very high specification, from polished concrete floors with under floor heating, to the finest stylish kitchen- complete with Zinc work tops and fitted appliances, and elegant bathroom fittings, whilst complimented by the retained original features such as exposed beams, intricate lighting and exposed brickwork.

A secure gated parking space included.

A short walk will take you to St Pauls Square and Jewellery Quarter, complete with gorgeous boutiques, eateries and growing number of niche establishments offering an eclectic social scene. The opposite direction offers the financial hub of Birmingham within close proximity along with Snow Hill station and shopping amenities beyond. Ease of access to A38 and motorways by car is handy for commuters.

View now to save disappointment.

Tenant fee act 2019

Under latest legislation, permitted tenant payments are:

- Rent
- Separate 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.