



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

APT 13, MILLION PEN BUILDING LEGGE LANE, JEWELLERY  
QUARTER, BIRMINGHAM, B1 3LD  
£2,250 PCM



A fabulously rare and individual city centre apartment located in this beautiful Grade II listed development of The Million Pen Building, originally a pen museum dating back to late 1800's.

This two bedroom penthouse totalling approx. 969 square feet, benefits from spacious and welcoming accommodation of open plan fully fitted kitchen/living room-offering quintessential city views- contemporary family bathroom and en-suite off mater bedroom and offers the luxury of a bespoke furniture package, plus under floor heating.....this all complimenting the stunning character features, including exposed beams and brickwork, pitched ceiling and mid worn oak karndean flooring and intricacies of the aluminium framed double glazed windows-a simply stunning opportunity to reside in such a rare property. A secure gated parking space is included.



The Million Pen Building is located in a prime position, a short walk from St Pauls Square, a convenient walking commute to New Street and Snow Hill stations and the city's bustling Colmore Row financial district and newly regenerated Paradise Birmingham hub, with exclusive independent restaurants, bars on its doorstep. Excellent transport links to the city and motorway networks are close by leading from A38 access nearby, whilst envious city shopping facilities of The Mail box, Bullring-including Selfridges and flourishing Grande Central are nearby. Internal viewing highly recommended.

#### 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)