



James *J* LaurenceTM
Sales and Lettings

WARWICK CREST ARTHUR ROAD, EDGBASTON,
BIRMINGHAM, B15 2LH
£825 PCM





DESCRIPTION

A superb two bedroom apartment in a much sought after Edgbaston location. The property is located on the Eighth floor and boasts open aspect dual aspect views, spacious living room, separate kitchen 2 good sized bedrooms and modern bathrooms.

The property further benefits from electric heating, two balconies (one shared) offering open aspect views across leafy Edgbaston and indeed the city centre skyline whilst also comes inclusive with a garage en bloc.

Available NOW and offered Fully Furnished

AREA

Warwick Crest is in the heart of the prestigious Calthorpe estate, offering building manager on site and lift access to all floors, situated very close to Queen Elizabeth hospital, Birmingham University and amenities of nearby Wheellys Rd parade of shops with Edgbaston Village and Harborne high street offering a plethora of independent eateries beyond. A short walk is Five Ways train station offering connecting line to New Street station. Excellent primary secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, Blue Coat School and St George's School.

Leisure facilities are provided with The Priory tennis club and Golf clubs within walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.

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		76 C
55-68	D		
39-54	E	46 E	
21-38	F		