



James *J* LaurenceTM
Sales and Lettings

KING EDWARDS WHARF, 25 SHEEPCOTE STREET,
BIRMINGHAM, B16 8AH
£1,850 PCM





DESCRIPTION

A stunning and exceptional two double bedroom, 4th floor duplex penthouse apartment situated in this renowned residential development King Edwards Wharf. The accommodation extends across 1609 Sq. Ft., offering a well arranged, spacious living space and benefitting from a secure underground parking space.

The very well laid out accommodation enjoys ample natural light with beautiful dual aspect viewing over both the courtyard and canal ensuring a sublime skyline. The apartment has a high quality engineered broad walnut floor featured throughout which is brilliantly set off against polished concrete worktops and a grey Mobalpa gloss kitchen.

Gas Central Heating features throughout and double length patio terrace this apartment is perfect for both living and entertaining.

Available from the end November and offered on a Furnished basis.

ENTRANCE HALLWAY

OPEN PLAN LIVING & KITCHEN AREA

30' 2" x 23' 7" (9.19m x 7.19m)

UTILITY ROOM

6' 1" x 7' 7" (1.85m x 2.31m)

BOILER ROOM

SECOND BEDROOM

13' 4" x 11' 6" (4.06m x 3.51m)

FAMILY BATHROOM

6' 9" x 7' 7" (2.06m x 2.31m)

STAIRS LEADING TO THE FIRST FLOOR

STUDY & SITTING ROOM

11' 9" x 23' 7" (3.58m x 7.19m)

PRIVATE TERRACE

GUEST SHOWER ROOM

AIRING CUPBOARD

MASTER BEDROOM

13' 3" x 15' 8" (4.04m x 4.78m)

EN-SUITE SHOWER ROOM

6' 4" x 7' 6" (1.93m x 2.29m)

WALK IN WARDROBE

PARKING

The property boasts one secure and allocated oversized parking space.

LOCATION

The development itself is exclusivity personified, with 24hr concierge each phase with its own concierge, secure underground parking and intercom access, historically one of THE city centre developments. Close by is a plethora of independent bars and restaurants that Brindley place is renowned for, with further facilities of the NIA and ICC with a short walk, not to mention the Mailbox and Bull ring beyond. Transport links are close by with Five Ways train station connecting to New Street and University train stations, with excellent immediate road links to A456, A58 and motorway connections.

Ideal for both city working professionals-potentially wanting a pied a terre-or a ready made buy to let investment opportunity.

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.

