



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

BROLLYWORKS, 78 ALISON STREET, BIRMINGHAM CITY  
CENTRE, B5 5TH  
£925 PCM





**DESCRIPTION**

A fabulous and furnished duplex apartment in a quirky converted development in the heart of Birmingham city centre close to the Bullring.

The property boasts flexible accommodation with two bedrooms - one a gallery bedroom over looking the open plan living area/kitchen and the other could be used as bedroom, study or second sitting area.

Also benefitting from a modern bathroom which compliments living space, ample storage, electric heating and the luxury of a gated parking space.

Internal modern features compliment the character features of vaulted ceiling, exposed beams and beautiful arch windows (which offer secondary glazing) and would make an ideal home for a professional couple, a pied a terre with security and convenience.

The location itself is ideally situated to benefit from the "East Side regeneration", with facilities such as the Bull Ring and Grand Central a stones throw, public transport links of Moor Street, New Street station and the Digbeth coach station on the doorstep and offers the epitome of city living at its very best.

Internal viewing highly recommended.

Available early November and offered Furnished.

**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).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		