



James *J* LaurenceTM
Sales and Lettings

STANMORE ROAD, EDGBASTON, BIRMINGHAM, B16 9TB
£1,100 PCM





DESCRIPTION

Brand New apartment, available to rent immediately!

This ground floor, 2 double bedrooms apartment is located in a newly converted building, into 9 spacious and extremely modern apartments.

Internally, the property benefits from an entrance hallway, modern shower room with LED mirror lighting, a separate en-suite shower room, 2 double bedrooms and a large open plan living/kitchen with appliances integrated within the kitchen!

Other benefits include electric heating, on road parking with no restrictions, and access to a communal rear garden.

Offered Unfurnished and available NOW.

* No bills are included with this property and must be paid additional to rent, as normal.

* Please note pictures may differ slightly in person, a viewing is highly recommended of this one.

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		
55-68	D		
39-54	E	48 E	48 E
21-38	F		
1-20	G		