



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

STANMORE ROAD, EDGBASTON, BIRMINGHAM, B16 9TB  
£800 PCM





## DESCRIPTION

Brand New apartment, available to rent immediately!

This second floor, 1 double bedroom apartment is located in a newly converted building, into 9 spacious and extremely modern apartments.

Internally, the property benefits from an entrance hallway, modern en-suite shower room with LED mirror lighting, double bedroom and a separate 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.

## HALLWAY

2' 90" x 4' 11" (2.9m x 1.5m)

## OPEN PLAN LIVING/KITCHEN

10' 28" x 12' 45" (3.76m x 4.8m)

## BEDROOM

12' 43" x 9' 22" (4.75m x 3.3m)

## MODERN SHOWER ROOM

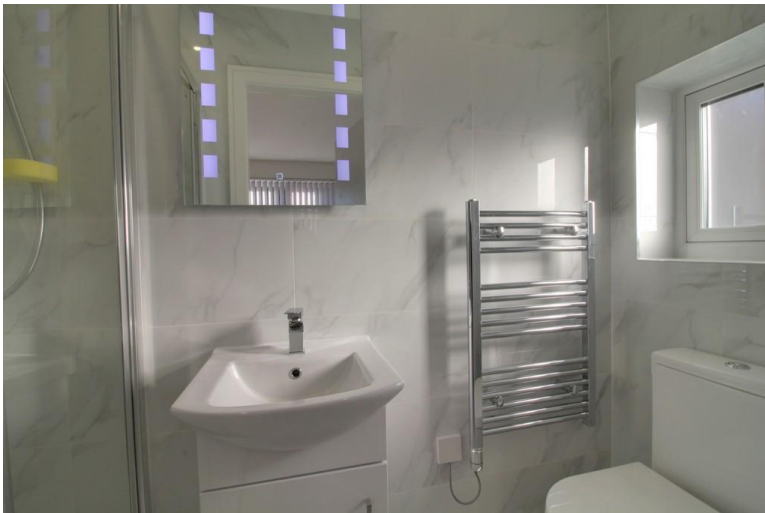
8' 50" x 2' 85" (3.71m x 2.77m)

## 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		
69-80	C		
55-68	D	62   D	62   D
39-54	E		
21-38	F		