



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

LUDGATE LOFTS 17 LUDGATE HILL, BIRMINGHAM, B3  
1DW  
£1,050 PCM





## DESCRIPTION

A spectacular 957 Sq. Ft., two bedroom, two bathroom loft apartment, located on the first floor in the sought after Ludgate Lofts development located just off St Paul's Square in the Jewellery Quarter.

The property boasts high ceilings, exposed brickwork and picturesque windows.

This spacious apartment briefly comprises:- of an open plan living & kitchen area kitchen, master bedroom, double second bedroom with en-suite and a family shower room.

Other benefits include electric heating, secure and allocated parking space and the property is offered UNFURNISHED with the benefit of fitted appliances within the kitchen.

Must be viewed to appreciate unique style and layout on offer!

Available NOW

## ENTRANCE HALL

5'9" x 11'8" (1.75m x 3.56m)

## OPEN PLAN LIVING & KITCHEN AREA

19'3" x 26'6" (5.87m x 8.08m)

## MASTER BEDROOM

10'6" x 12'3" (3.2m x 3.73m)

## SHOWER ROOM

11'8" x 4'6" (3.56m x 1.37m)

## GUEST BEDROOM

12'11" x 16'5" (3.94m x 5m)

## BATHROOM

5'8" x 4'8" (1.73m x 1.42m)

## BED DECK/ STORAGE

## PARKING

The property boasts one secure and allocated parking space.

## AREA

The property is located in the heart of Birmingham's Jewellery Quarter, just off St Paul's Square and close to the canal towpaths.

The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories are converted into apartments, restaurants and shops. It is only a short distance to all that Birmingham City Centre has to offer including the Colmore Business District.

## 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).

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 76        |
| (55-68)                                     | <b>D</b> | 57                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |