



James *J* LaurenceTM
Sales and Lettings

272, HEMISPHERE , 18 EDGBASTON CRESCENT,
BIRMINGHAM, B5 7RJ
£700 PCM





A stunning one bedroom furnished apartment in the much sought after Hemisphere development, located on the third floor with internal aspect. The property boasts open plan fitted kitchen/living room, with fitted kitchen features integral appliances of washer/dryer, oven, fridge/freezer, four ring hob and dishwasher. It further benefits from modern bathroom, large storage cupboard, a double bedroom with built in storage, under floor heating and the luxury of allocated parking space. The property is available November 2020!



The development itself boasts the benefit of an on-site concierge, secure intercom access and an allocated parking space in a gated access car park. Shopping amenities and the leisure facilities of Cannon Hill Park, as well as the MAC theatre, Edgbaston Cricket Ground and the Edgbaston Priory Club are all within a short walking distance, as well as there being fantastic transport and road links to the city centre provided by nearby Pershore and Bristol Roads, as well as the nearby University train station.

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.



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