



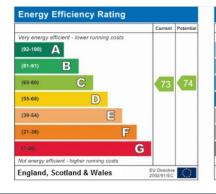
HERITAGE COURT, WARSTONE LANE, JEWELLERY QUARTER, BIRMINGHAM, B18 6HP £950 PCM











37-39 Ludgate Hill, Birmingham, B3 1EH Environmental Impact (CO₂) Rating

www.jameslaurenceuk.com lettings@jameslaurenceuk.com 0121 6044060 A fantastice xample of an extremely spacious two double be droom, two bathroom apartment in the sought after Heritage Court. This is the ideal opportunity for those looking for extra space within the heart of the Jewellery Quarter just a stones throw away from the community focal point of the Golden Square. Also just a short walk away from Jewellery Quarter Station, Snow Hill Station and New Street Station this is ideal for commuters using all lines from within the city. Furthermore a brief walk to the edectic boutiques and eateries of St Pauls Square and Jewellery Quarter makes this perfect for modem city living.

There is a concierge on site and great security.

Property itself compromising of:- Entrance hallway, separate kitchen, family bathroom with standing shower, two large storage cupboards, spacious lounge/diner leading out to your private patio area, two double bedrooms with master bedroom allowing an en-suite.

Available mid June and offered Part Furnished with the flexibility to be Unfurnished on request. Also benefitting from secure, allocated parking!

Tenant fee act 2019

- Under latest legislation, permitted tenant payments indude:
- 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.

AREA

Undoubtedly, the real gem in Birmingham's crown is the unique Jewellery Quarter, which dates back more than 200 years and still generates 40% of the UK's jewellery production.

This exquisite a rea is a cornucopia of jewellers, jewellery designers, fashionable bars and restaurants. As a result, it is a perfect location for those seeking to live, work and relax in an increasingly aspirational city.

A designated conservation a rea and proposed World Heritage Site this is a prestigious and highly desired part of Birmingham. It is experiencing further development as some of the old factories a reconverted into apartments, restaurants and shops.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.