



James *J* LaurenceTM
Sales and Lettings

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





A fantastic example of an extremely spacious two double bedroom, 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 eclectic boutiques and eateries of St Pauls Square and Jewellery Quarter makes this perfect for modern city living.

There is a concierge on site and great security.

Property itself comprising 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 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 MoneyShield 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 area 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 area 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 are converted into apartments, restaurants and shops.

