



James *J* LaurenceTM
Sales and Lettings

3 HERITAGE COURT, 15 WARSTONE LANE, JEWELLERY
QUARTER, BIRMINGHAM, WEST MIDLANDS, B18 6HP
£795 PCM





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A superb opportunity for professional tenants, with not only spacious accommodation but the huge feature of underground allocated parking space.

The double bedroom is complimented by en-suite bathroom and further WC, separate kitchen and two storage cupboards (a rarity in the city). Available January 2021!

Heritage Court is in the heart of the quirky Jewellery Quarter with train station and metro close by, on the doorstep of shops, boutiques and independent eateries, with underground parking, communal courtyards and the bonus of a concierge facility.

Living room 13'10" max x 19'7" max

Kitchen 10'9" x 8'7"

Bedroom 12'10" max x 17'1" max

Bathroom 8'9" x 9'2"

Separate WC 3'4" x 7'

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.