



## 1 42 Tenby Heights

B1 3EG

**£1,650 pcm**

*Available DECEMBER*

*Furnished*

*DUPLEX apartment*

*LUXURY APARTMENT*





## Property Description

*This modern development is situated in the heart of Birmingham's historic Jewellery Quarter, Tenby Heights offers the full benefits of city living, with a taste of luxury. This duplex apartment offers secure, gated parking and is offered Furnished.*

*Available December 2023*

*Duplex apartment spread over the ground floor and further lower floor. Benefitting from a private balcony and an allocated car parking space.*

*Apartment is complete with the highest quality kitchen with Neff appliances and bathrooms with Porcelanosa tiling from a contemporary range, with state of the art lighting and decorative finishes.*

*2 double bedrooms, large kitchen/diner, separate living room, separate toilet and a family bathroom with both shower and stand alone bath.*

*The Jewellery Quarter is a designated conservation area and proposed World Heritage Site and is already a prestigious and highly desired part of Birmingham. The suburb still lives up to its name boasting the largest concentration of businesses producing jewellery in Europe. However, a recent resurgence of residential conversions and increased demand for the perks of inner-city living has seen the historic district transform into a unique residential urban village playing home to a hub of creative firms.*

### SPECIFICATION:

- \* Secure gated development
- \* Secure video entry system
- \* Allocated car port with electric power socket
- \* Bike Store
- \* Lift Access
- \* Gas central heating to duplex apartments. Electric heating to all other apartments.
- \* Karndean flooring in living/kitchen area and bathrooms



## Floor Layout

### Total approx. floor area ( )

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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*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*