



James *J* LaurenceTM
Sales and Lettings

170 HEMISPHERE, EDGBASTON CRESCENT,
BIRMINGHAM, B5 7RJ
£1,050 PCM





An excellent two bedroom two bathroom apartment within the popular Hemisphere development, located within the leafy city suburb of Edgbaston. The property is located on the 6th floor, with the benefit of a corner plot means it has dual aspect views, allowing lots of natural light to fill in the gorgeous open plan kitchen/living room. a family bathroom is complemented by en-suite to the master bedroom whilst the luxury of two secure gated parking spaces is not to be missed! Features such as under floor heating, a large storage cupboard, double glazing, a private balcony (which offers open aspect views of Edgbaston) and proximity to the city centre and QE hospital make it a property that is not to be missed. Ideally situated for working professionals desiring a short commute to the city or local hospitals.



The development itself boasts the benefit of an on-site concierge, secure intercom access and two allocated parking spaces in a gated access underground 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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