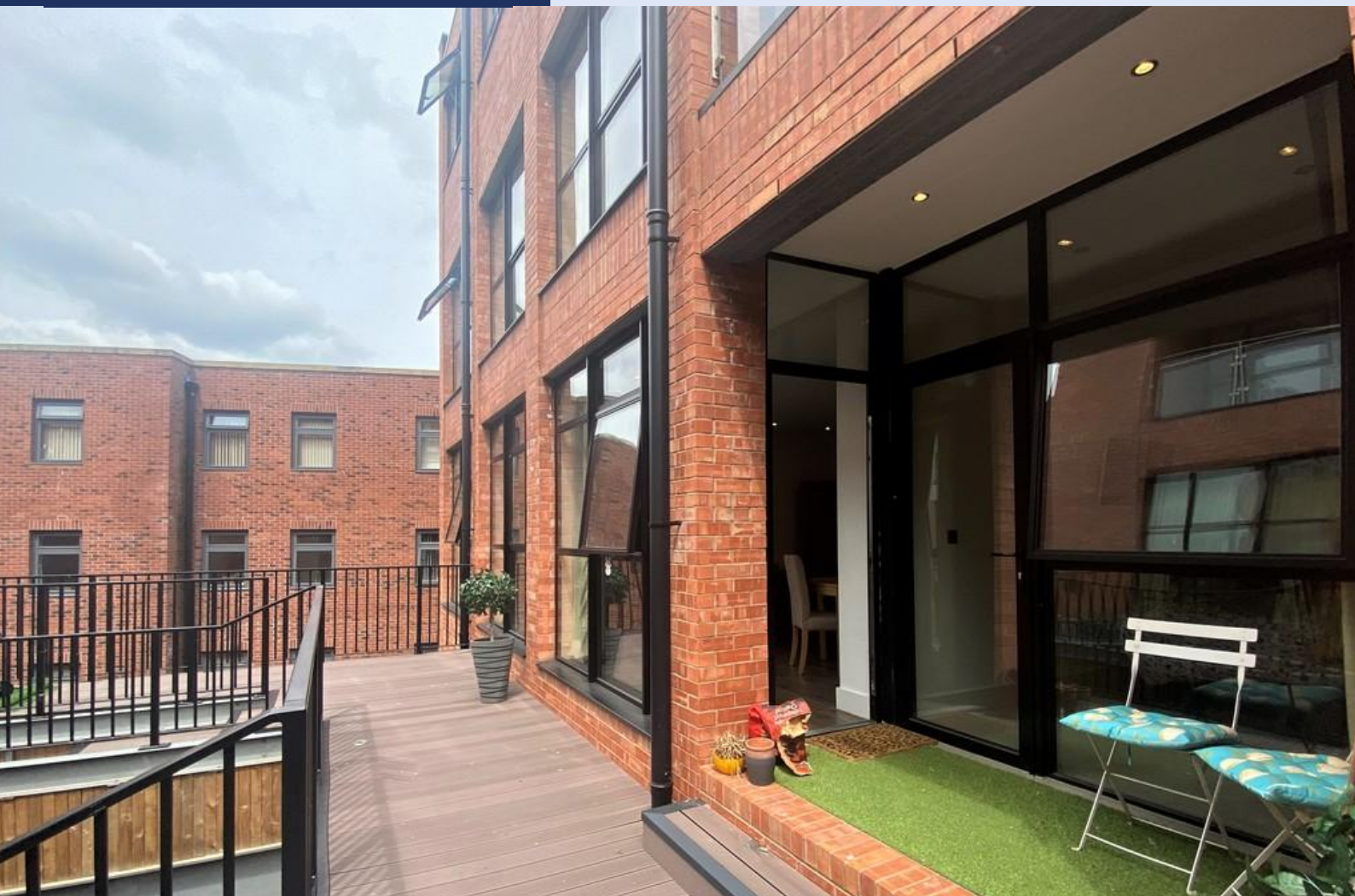




James *J* LaurenceTM
Sales and Lettings

FLAT 4, 42 TENBY HEIGHTS TENBY STREET NORTH,
JEWELLERY QUARTER, BIRMINGHAM, B1 3EG
£1,250 PCM





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 first floor apartment is offered in a secure, gated development and is offered FURNISHED with the option to be part furnished if preferred. Available late August.



This spacious apartment is extremely modern and high spec. Benefitting from a private terrace/patio area and also access to the communal courtyard for some outdoor space.

This beautiful apartment is complete with the highest quality kitchen with Neff appliances and wine cooler, and bathrooms with Porcelanosa tiling from a contemporary range, with state of the art lighting and decorative finishes.

2 double bedrooms, en-suite to master, and a family bathroom. Open plan living room/kitchen also allows for dining space.

Available with off road, secure and gated parking.



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
- * Bike Store
- * Lift Access
- * Gas central heating to duplex apartments. Electric heating to all other apartments.
- * Karndean flooring in living/kitchen area and bathrooms
- * Carpeted bedrooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	71

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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