

## Knoll Croft

Birmingham City Centre

B16 8DY

**£1,200 pcm**

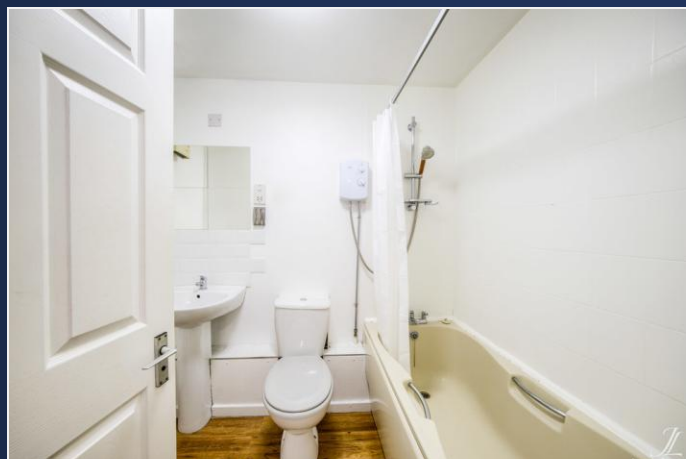
*Available NOW*

*One-Bedroom Apartment*

*Furnished*

*607 Sq. Ft.*





**Property Description**

*DESCRIPTION* Two bedroom first floor apartment available to rent on Knoll Croft. Walking distance from Brindley Place and the town Centre, this is an ideal location for those looking for City Centre living, with a quieter surrounding. This property comes furnished and with allocated parking. Available NOW!

The property consists of two double bedrooms that are well presented and a fantastic size, entrance hallway, family bathroom with shower over the bath and a large living room with a fully fitted kitchen to the side. Other benefits include electric heating and allocated parking with visitor spaces.

Located close to transport links as it is within walking distance to Brindley Place and Broad street. Perfect location for City living and just a walk away from the shops, amenities and train stations.

JAMES LAURENCE ESTATE AGENTS Tenant Fee Act 1019. 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](mailto:lettings@jameslaurenceuk.com).

Birmingham City Council Property Licensing  
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £1,200.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.

Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](http://Custodial terms and conditions | DPS (depositprotection.com))

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: A



**Floor Layout**



Total area: approx. 56.4 sq. metres (607.1 sq. feet)

Total approx. floor area 607 sq ft (56 sq m)

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	78   C
39-54	E		
21-38	F		
1-20	G		