

Galbraith House

Birmingham City Centre

B3 3LG

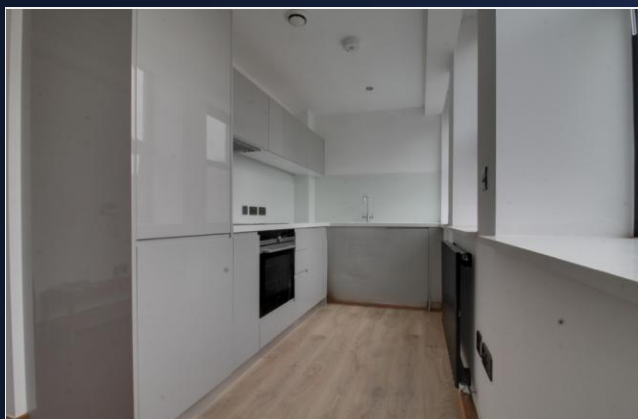
£1,350 pcm

Luxury City Centre Living

Two Bedroom Apartment

Available NOW

High Specification Finish





Property Description

DESCRIPTION **FURNISHED & AVAILABLE NOW** This large and beautifully presented two bedroom, two bathroom apartment within Galbraith House, an ideally positioned property just on Great Charles Street. Ideally situated within close proximity of Snow Hill Station, Colmore Business District and the popular Jewellery Quarter. Decorated throughout to an exceptional standard, the property briefly comprises; two fantastic sized double bedrooms master with ensuite, a spacious and stylish open plan living & kitchen area with integrated appliance.

LOCATION Living at Galbraith House will place you in a central hotspot between the hustle and bustle of the Colmore Business District with its high profile businesses, designer shops and Michelin star restaurants and the urban hub of creativity that is the Jewellery Quarter with its many trendy bars and restaurants.

With Birmingham City Centre being a short distance away providing commercial, civic, retail, leisure and hotel space, the busy nightlife at Brindley Place and the Mailbox - there is so much to do on your doorstep.

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.

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.

Occupation: Please seek confirmation from the agent on the permitted occupancy limit.

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: £1,350.00

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 \(depositprotection.com\)](https://www.depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

0121 6044060

lettings@jameslaurenceuk.com

37-39 Ludgate Hill, Birmingham, B3 1EH


James Laurence

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