



47 New Hampton Lofts

Jewellery Quarter

B18 6EU

£1,050 pcm

One-Bedroom Apartment

725 Sq. Ft.

Third Floor Loft Apartment

Unfurnished





Property Description

DESCRIPTION A spacious loft style studio apartment benefiting from high ceilings and exposed steel work located in the heart of the Jewellery Quarter. The property benefits from having an open plan living area fitted kitchen with integrated appliances, open access to the bedroom with storage unit and built in wardrobes, bathroom and a secure allocated parking space. Offered Unfurnished & Available NOW.

LOCATION The Jewellery Quarter is a historic and vibrant neighbourhood known for its rich heritage in jewellery making and craftsmanship. This area boasts a unique blend of traditional charm and modern amenities, making it a sought-after location for residents and businesses alike.

With its picturesque streets lined with Victorian buildings, trendy cafes, and boutique shops, the Jewellery Quarter offers a distinctive and inviting atmosphere. Additionally, its convenient proximity to the city centre and excellent transportation links make it a desirable location for those seeking a dynamic urban lifestyle. Whether you are a jewellery enthusiast, a history buff, or simply looking for a trendy and eclectic neighbourhood to call home, the Jewellery Quarter in Birmingham offers a one-of-a-kind living experience.

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 MoneyShield 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

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: £1,050.00

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 (depositsprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: D

Further Material Information:-

Part A

Council Tax / Domestic Rates: D
Rent: £1,050.00

Deposit(s): Equivalent to 5-week's worth of Rent.



Floor Layout



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

Total approx. floor area 725 sq ft (67 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	73 C	74 C
39-54	E		
21-38	F		
1-20	G		

Birmingham City Centre Branch

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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 and 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