



# 17 St James Place

Edgbaston

B15 1PQ

**£1,400.00 PCM**

*Stunning Two-Bedroom Apartment*

*Available NOW*

*Furnished*

*Secure, Allocated Parking Space*



## Property Description

### DESCRIPTION

This unique two bedroom, two bathroom apartment is available in the stunning St James' Place development, offering over 785 Sq. Ft.

This spacious accommodation includes a welcoming entrance hall, leading to an open plan living area and fitted kitchen. A family shower room is complimented by a large en-suite shower room off the master bedroom, with both bedrooms being double rooms.

Further internal features include high ceilings, ample storage, double glazed windows and electric heating

The property benefits from the luxury of a secure allocated parking space underground.

Available NOW & Furnished!

### LOCATION

St James Place itself offers modern and convenient apartment living, on the doorstep of the bustling city centre within a prime B15 "leafy" postcode widely considered the most affluent suburb of the city. On site there is a gymnasium and sauna for residents use, with the beauty of communal gardens to enjoy.

Within a short walk is Five Ways train station (linking to New Street station and on the line to stop at University station for Birmingham university and Queen Elizabeth Hospital) and amenities of the city centre, including luxury boutiques of the Mailbox and Bull Ring, bars and restaurants of Brindley Place and the eclectic range of leisure facilities. The Queen Elizabeth Hospital, Edgbaston Priory and Cannon Hill Park facilities are all nearby with commuting made easy with A38 road links to M6/M40 motorways

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



## Floor Layout



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

Total approx. floor area 785 sq ft (73 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		84   B
69-80	C		
55-68	D	70   C	
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 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