



The Regent

64 Shadwell Street

B4 6LR

£1,350 PCM

One-Bedroom Apartment

544 Sq. Ft.

Furnished

Available 4th November 2024



Property Description

DESCRIPTION **FURNISHED & AVAILABLE FROM 4th NOVEMBER 2024**

This stunning one-bedroom flat is a gem waiting to be discovered. As you step into this modern apartment, you are greeted by a spacious open plan living and dining area that seamlessly flows out to a private balcony, offering breathtaking Canal views through large floor-to-ceiling windows. The kitchen is a chef's dream, equipped with a full range of integrated appliances, perfect for whipping up delicious meals.

The double bedroom is not only cozy but also practical, boasting extensive fitted wardrobes providing ample storage space for all your belongings. The bathroom is a luxurious retreat, featuring elegant sanitary ware and fittings, complemented by a thermostatic rain head shower, offering a spa-like experience in the comfort of your own home.

Living at The Regent comes with added perks such as a 24-hour concierge service, ensuring your needs are always met. Residents can also enjoy exclusive access to top-notch facilities including a gym, sauna, steam room, cinema, and lounge, making every day feel like a holiday.

An exciting addition to the area, Snow Hill Wharf is just moments from major transport connections at Snow Hill, New Street, and is also situated close to Birmingham Children's Hospital as well as Colmore Row. Close to Birmingham's fantastic array of shops and restaurants.

Featuring 3 stunning landscaped podium gardens set beside a revitalised waterway, Snow Hill Wharf is redefining urban living in the UK's second city.

LOCATION The Regent development is located within five minutes of Colmore Row and offers convenient access to the scenic Birmingham and Fazeley canal network. Nearby transport connections include the St. Chads Metro station, Birmingham Snow Hill Railway station, and a variety of bus connections via Old Snow Hill and Great Charles St. Queensway

JAMES LAURENCE ESTATE AGENTS

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.

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council
Council Tax Band: C



Floor Layout



Total area: approx. 50.6 sq. metres (544.8 sq. feet)

Total approx. floor area 544 sq ft (51 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	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		