



James *J* LaurenceTM
Sales and Lettings

PARADISE STREET, BIRMINGHAM, B1 2AJ
£1,100 PCM





DESCRIPTION

A spacious two bedroom apartment in a prime city centre location. With views of the town hall and fantastic access links with the tram line just outside. This bright and spacious top floor apartment briefly comprises of an entrance hallway, 2 bedrooms, one with a Jack and Jill style en-suite, another WC room, large living room with dining area, fully fitted separate kitchen with white goods included, and boasting with storage throughout.

Available NOW and offered fully furnished. Must be viewed to appreciate size and location

AREA

Situated in between the two most popular locations - The Mailbox and The Financial district. The development overlooks the City's famous Victoria Square and Town Hall. The area has recently undergone masses of structural improvement with direct tram lines operating frequently on the doorstep. Also expected to join the spot are an array of new office spaces, restaurants and bars.

ENTRANCE HALL

17' 41" x 4' 00" (6.22m x 1.22m)

LIVING ROOM

27' 64" x 15' 39" (9.86m x 5.56m)

KITCHEN

9' 84" x 13' 02" (4.88m x 4.01m) Appliances include Washing Machine, Cooker/Hob, Microwave and Fridge/Freezer

MASTER BEDROOM

12' 44" x 9' 64" (4.78m x 4.37m)

EN-SUITE BATHROOM

10' 30" x 9' 00" (3.81m x 2.74m)

SEPARATE W/C

7' 17" x 3' 26" (2.57m x 1.57m)

SECOND BEDROOM

6' 31" x 10' 94" (2.62m x 5.44m)

TENANT FEE ACT 2019

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |