



James *Laurence*<sup>TM</sup>  
Sales and Lettings

20, RENAISSANCE COURT BRADFORD STREET ,  
BIRMINGHAM , B12 0NF  
£750 PCM







An excellent opportunity to rent a fantastic two bedroom apartment in Renaissance Court.

Comprising of a spacious lounge with the balcony offering internal views, separate kitchen, modern bathroom, main bedroom with built in wardrobe, second bedroom with the luxury of a second balcony, secure allocated parking and ample storage.

Offering access to communal raised decking area and internal views, this apartment is located in Digbeth.

This property is offered unfurnished and available NOW

Located in the heart of Digbeth, this property is situated in a prime location for both travel and entertainment amenities. Birmingham New Street station, Moor Street station and the proposed HS2 link to London are all a short walk from the property. For shopping the iconic Bullring shopping centre is a stones throw away, with the Custard Factory also nearby.

Recently named the Coolest Neighbourhood in Britain by the Sunday Times, Digbeth is a melting pot of independent businesses, bars and restaurants. You can try your hand at curling and baseball at The Floodgate, attend a premier wine tasting at Wine Freedom and finish up with wood fired pizza at Baked In Brick, all on your doorstep.

#### LOUNGE/DINER

12' x 11' (3.66m x 3.35m) A large carpeted lounge/diner with first balcony offering internal views of the courtyard and Birmingham skyline. The lounge has a wall mounted fireplace, numerous power points and tv point.

#### KITCHEN

10' x 7' 10" (3.05m x 2.39m) Spacious kitchen with wood effect floor, Beko fridge/freezer, Hotpoint washing machine and four ring hob with oven. The kitchen is fitted with a mix of base and wall mounted units with tiled splashback, shelving and a sink with drainer.

#### MASTER BEDROOM

8' 8" x 9' 4" (2.64m x 2.84m) The master bedroom benefits from natural light from double window and built in fitted wardrobes with mirrored sliding doors. The room is carpeted with numerous power points, TV point, a wall mounted reading light and wall mounted radiator.

#### BEDROOM

10' x 7' (3.05m x 2.13m) The second bedroom has carpeted flooring and benefits from a second, smaller balcony with views of the internal courtyard and Birmingham skyline. The room has three power points and a wall mounted radiator.

#### BATHROOM

6' x 6' (1.83m x 1.83m) The bathroom is fitted with a WC, sink, bath with wall mounted shower and a mirrored cabinet with vanity light. The flooring is fitted linoleum with a blue tiled surround.

#### 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 Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	76
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	68	76
EU Directive 2002/91/EC		