



Bloore King & Kavanagh

Sales & Lettings



40 Spring Road
Birmingham, B15 2HA

£1,100 Per Month

A NEWLY DECORATED TWO DOUBLE BEDROOM second floor apartment within close proximity to Birmingham city center.

This spacious apartment benefits from: gas central heating, double glazing and briefly offers: communal entrance with telephone entry system, entrance hall with storage cupboard, open plan living space with Juliette balcony, opening to a fitted kitchen with freestanding appliances, two double bedrooms, master with ensuite shower room and a family bathroom.

EPC C and Council Tax band C. Available now.

Communal entrance

Security door. Telephone entry system and stairs for first and second floors.

Entrance hall

Telephone entry and storage cupboard with hanging rail. Stop cock and water meter. Loft access.

Open Plan Living Room

5.26m x 4.52m (17'3" x 14'9")

Windows to side and rear, French doors with Juliette balcony. Laminate flooring. Coving. Open to:

Kitchen

2.3.5m x 3.22m (7'6".16'4" x 10'6")

Windows to side. Good range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor fan over, freestanding: fridge, freezer, washing machine and dishwasher (left on a non repairing basis). Worcester gas boiler.

Master Bedroom

3.67m x 3.4m (12'0" x 11'1")

Windows to rear and door to:

Ensuite Shower Room

2.83m x 1.3m (9'3" x 4'3")

Window to rear. Three piece suite comprising: shower cubicle, pedestal wash hand basin and low level WC.

Bedroom Two

3.64m x 3.43m (11'11" x 11'3")

Two windows to side. Laminate flooring

Bathroom

2.82m x 1.98m (9'3" x 6'5")

Three piece suite comprising panelled bath, low level WC and pedestal wash hand basin.

Outside

Bin storage area

Parking- space available on first come first served.



Tenant Information

Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant

Holding Deposit:

To reserve a property a holding deposit will be taken. The holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

Allowable Fees:

Lost Keys: Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



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