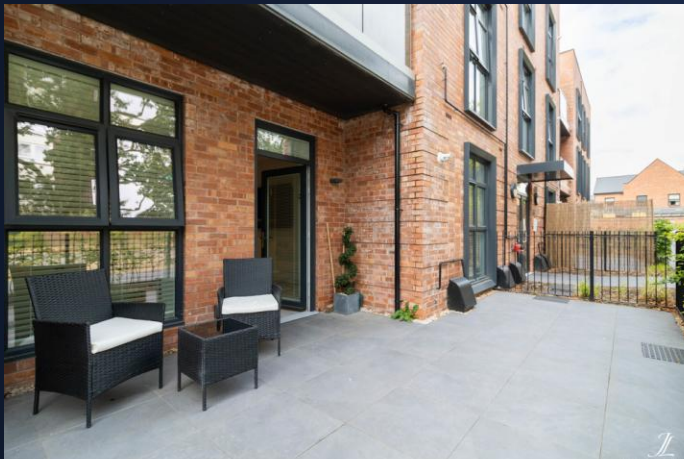
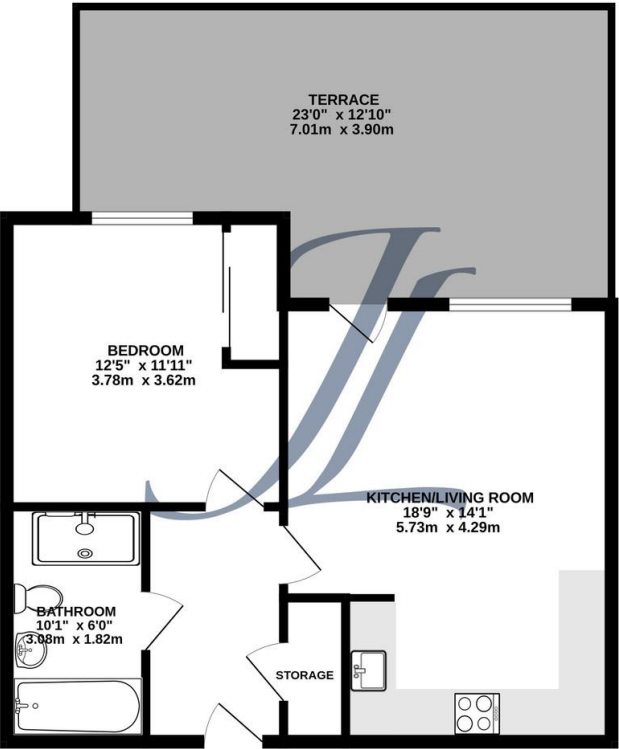




Floor Layout

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given. Made with Metropix ©2020

Total approx. floor area 531 sq ft (49 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.

JL - Edgbaston Branch
0121 4565454
lettings@jameslaurenceuk.com
5 Chad Square, Hawthorne Road, Edgbaston,
Birmingham, West Midlands, B15 3TQ



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

James Laurence



REASSURINGLY LOCAL



Claremont View

11 Claremont Gardens
B15 3BA

- Luxury Spitfire Homes development
- One-bedroom ground floor apartment
- Available immediately
- Fully furnished throughout



Claremont View, 11 Claremont Gardens, Edgbaston, B15 3BA

Property Description

Furnished | Available Now

James Laurence Estate Agents are delighted to present this exceptional one-bedroom apartment within the prestigious Claremont View development, a boutique collection of luxury homes built by the renowned Spitfire Homes. Offering beautifully appointed accommodation, contemporary design, and a generous private terrace, this furnished residence is available immediately and is ideally positioned in the heart of Edgbaston.

The apartment boasts a spacious open-plan living and kitchen area, thoughtfully designed to maximise both comfort and functionality. The stylish kitchen features a range of integrated appliances and high-specification finishes, seamlessly flowing into the bright living space with direct access to an impressive private terrace, perfect for relaxing or entertaining.

The generous double bedroom benefits from fitted wardrobe space and enjoys access to the outdoor terrace, while the luxury bathroom is finished to an excellent standard with modern fixtures and fittings. Further benefits include a useful storage cupboard, secure entry system, landscaped communal surroundings, and an allocated parking space.

Located within one of Birmingham's most desirable residential districts, Claremont Gardens offers excellent access to Harborne, Edgbaston Village, Birmingham City Centre, Queen Elizabeth Hospital, and the University of Birmingham, alongside a wealth of local amenities, restaurants, cafés, and transport links.

This superb apartment is ideal for professionals seeking a premium rental home in a highly sought-after location.

JAMES LAURENCE ESTATE AGENTS 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

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.

Birmingham City Council Property Licensing
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

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.
Further information regarding the scheme can be found here: Custodial terms and conditions | DPS ([depositprotection.com](https://www.depositprotection.com))

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: B



To book a viewing of this property:

Call:
0121 4565454

Email:
lettings@jameslaurenceuk.com

