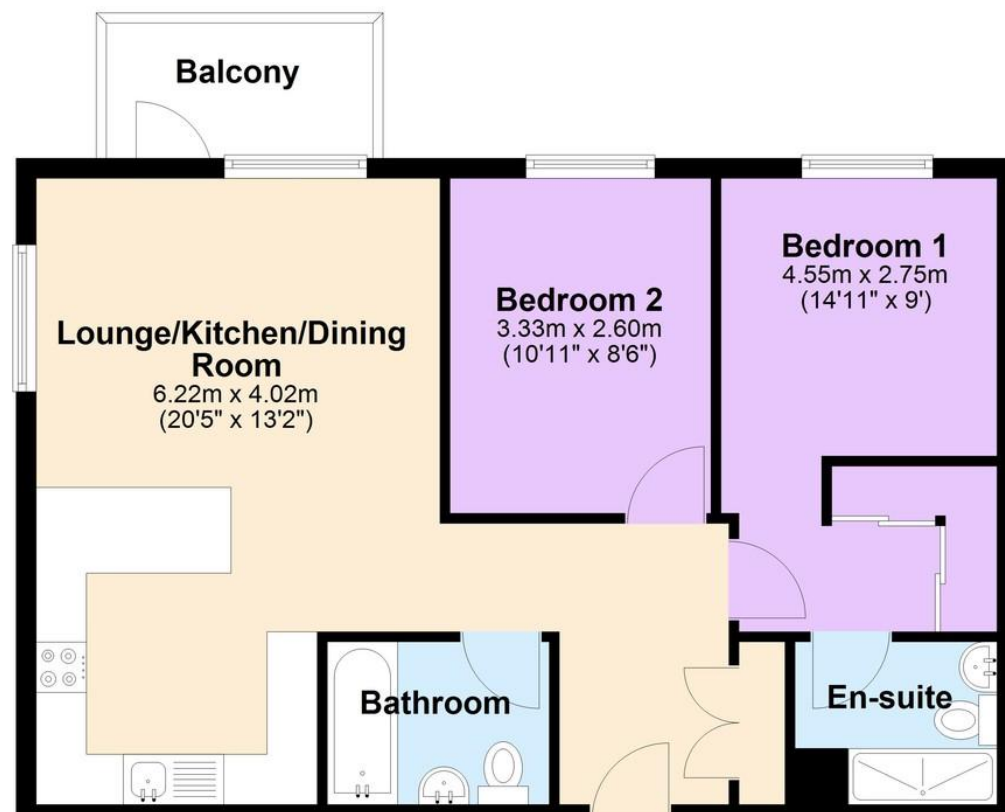




Floor Layout

First Floor

Approx. 59.0 sq. metres (635.5 sq. feet)



Total approx. floor area 635 sq ft (59 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.

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James Laurence

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



The Fazeley

Snow Hill Wharf

B4 6LQ

£1,575 pcm

- Two-Bedroom Apartment
- Furnished
- 635 Sq. Ft.
- Secure, Allocated Parking Space



C109 The Fazeley,
Snow Hill Wharf, 63 Shadwell Street, B4 6LQ
£1,575 pcm



Property Description

DESCRIPTION**ALLOCATED PARKING**A truly unique, two bedroom, two bathroom apartment within the Snow Hill Wharf development. Located on the first floor, boasting a large balcony. Internally, an open plan kitchen/living, double bedroom and with the master with a private en-suite, family bathroom & secure allocated parking. A must view. Available March & Furnished.

LOCATIONThe development's stunning canal-side location, just minutes from the City Centre Business District and prime transport hubs including the forthcoming high-speed rail station (HS2), combines serenity with the convenience of city centre living. Birmingham, the UK's second city is one of the fastest growing cities in Europe with a population of over 1.1 million. As one of the youngest cities in Europe with an unemployment rate of 4.5% of the population and over 30, Birmingham offers a thriving rental market.

- GENERAL • Landmark of the development, offering a high-quality, kitchen and living room
- Carpeted to bedrooms
 - Veneer on the main apartment front doors
 - Dark grey laminate internal doors
 - Multiple-point high security door locking system to entrance door with peephole
 - Darkly oiled ironmongery throughout
 - Fitted wardrobes to bedrooms
 - Bosch front-loading washer/dryer
 - 10-year LABC warranty from date of completion
 - 2-year St. Joseph warranty
 - 25-year lease
 - Communal heating system to all apartments
 - Oak staircase with glass balustrade and oak handrail

- ELECTRICAL • LED downlights to hallway, kitchen, living room, en-suite, bathroom and utility room
- Feature pendant lights to living, kitchen/dining area
 - Ceiling pendant lighting to all bedrooms
 - Double sockets with USB to dark bronze with black metal kitchen area and bedroom
 - TV/media points to living room and all bedrooms
 - Mini black touch screen video and audio receiver system
 - Sky Q satellite free-to-air TV system
 - Hyperoptic fibre broadband to all plots as standard
 - BT Openreach to all plots as standard

- KITCHEN • Contemporary design kitchen with handless doors to all plots
- Sleek stone worktops
 - Bosch black single oven
 - Slim line stainless steel cooker hood
 - Bosch touch controls integrated induction hob
 - Fully integrated dishwasher
 - Integrated built-in height 70/130 fridge/freezer

- BATHROOMS/ENSUITES • Floor-mounted Rocca WC with one side of the system
- Semi-recessed Rocca basin with post-formed worktop and ceramic tiled housing
 - Bath panel and vanity worktop in Avon grey
 - Full width mirror to recess
 - Ceramic tiles to floors and selected walls
 - Electric feature towel warmer



REASSURINGLY LOCAL



- Brushed dark bronze robe hook
- Thermostatic controlled showers with handheld and with ceiling mounted rain shower
- Thermostatic handheld showers to baths
- Shower tray with integrated linear drain screen in black trim
- Double-ended bath
- Floor bath screen in black trim
- Recessed shelves to bathroom and en-suite
- Brushed dark bronze paper roll holder

- RESIDENTS' FACILITIES • These individually designed private podium gardens
- Exclusive access to gym, sauna and steam room, cinema room, lounge and conference room
 - Interior designed once-off lifts, lobbies and corridors
 - Car parking, motorcycling and bicycle storage facility
 - 3 electric vehicle charging points
 - CCTV security system
 - 24-hour concierge

EXCLUSIVE RESIDENTS' FACILITIES Residents at Snow Hill Wharf have exclusive access to splash facilities, unrivalled within Birmingham by city centre. Life here includes exclusive access to a 24-hour concierge service, to assist you with anything from restaurant bookings to order in a taxi. With round-the-clock access to the on-site gym featuring the very latest equipment as well as an outdoor swimming pool, you can stay fit and healthy whatever your schedule. And when it is time to relax, you can enjoy exclusive use of the residents' cinema room.

GARDEN SPACES With the exclusive individuality of landscaped podium gardens, Snow Hill Wharf offers you the space to relax and unwind in a unique urban setting. Each home draws inspiration from the rich, organic landscape of the local 'Green Quarter' and is connected by pleasant walkways, with landscaping borders and trees to create a unique sense of serenity all year round.

Tenant Fees £1105. Under legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 week's rent
- Changes to an AST during tenancy
- Company let fees (if applicable)

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.

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

Agents Note: All materials for information below have been agreed confirmed with our client, we would request all information to be verified by the interested applicant with James Laurence to ensure the agent's approval prior to proceeding forward with an application.

Rental Per Month: £1575.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £1575.00 (equivalent to 5 weeks' worth of Rent). Further information regarding the scheme can be found here: <https://www.dps.co.uk>

Length Of Tenancy: 6 months minimum tenancy

Local Authority: Birmingham City Council

Council Tax Band: D

Further Material Information:

Part A

Council Tax / Domestic Rates: D
Rent: £1575
Deposit(s): Equivalent to 5 weeks' worth of Rent

Part B

Property type: Apartment
Property construction: Purpose Built
Number and types of rooms: 2
Electricity supply: Mains. Please note: The electricity billing for this property is arranged by Ginger Energy. Ginger Energy act as a billing agent on behalf of the development, arranging the bills for the fixed energy provider. This is a fixed agreement and therefore the electricity provider cannot be changed. The bills are sent by Ginger Energy and are subsequently sent to tenants for payment during tenancy. The bills are fixed in the landlord's name, which cannot be amended. The billing date and standing charge do vary month to month subject to usage. If you have further questions, please enquire accordingly.
Water supply: Sever network
Sewerage: Sever network
Heating: Communal
Broadband: You should make your own enquiries into the coverage.
Mobile signal coverage: You should make your own enquiries into the coverage.
Parking: Yes

Part C

Buildings of type: This property has a building, as far as we know the current position with the property is: - It's been tested and there are no works required. You should make enquiries about the structural wall systems of the property. If it has a building and it's a single or if there are interim measures in place.
Restrictions: N/A
Rights and easements: N/A
Flood risk: N/A
Control of asbestos risk: N/A
Planning permission: N/A
Accessibility adaptations: N/A
Cradle to cradle rating: N/A
Energy Performance Certificate (EPC): ** B



To book a viewing
of this property:

Call:
0121 6044060

Email:
lettings@jameslaurenceuk.com

