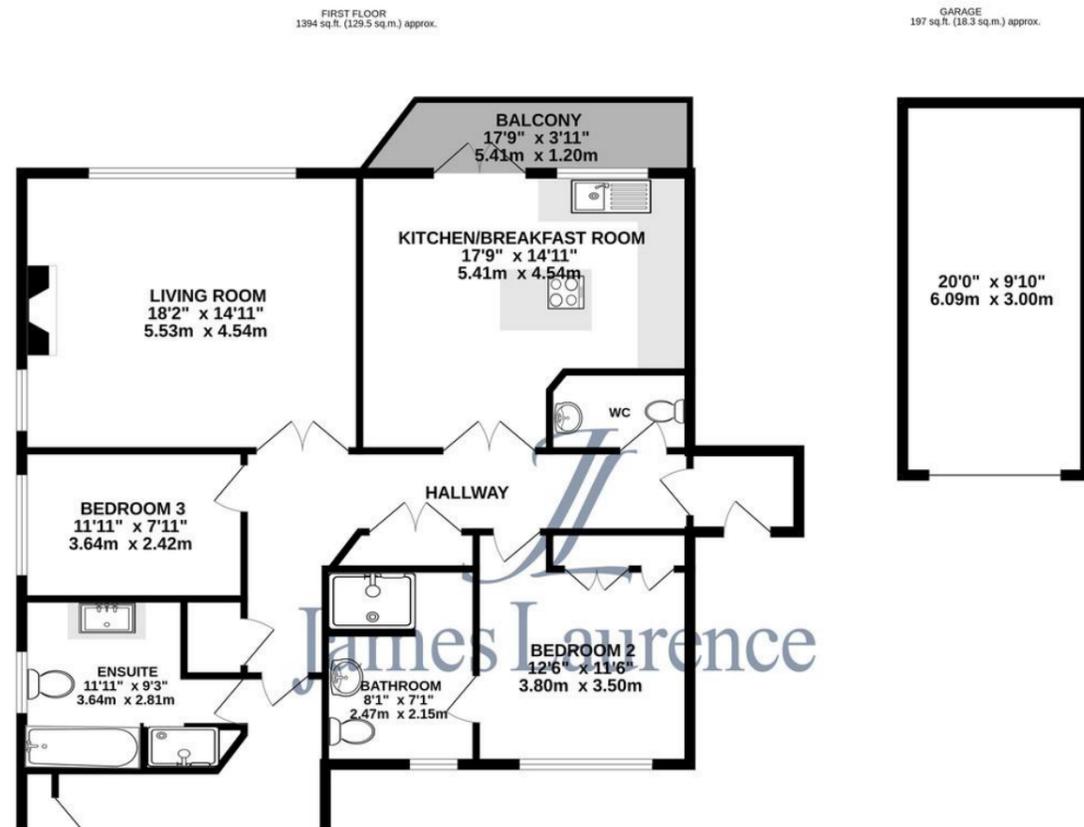




Floor Layout



Total approx. floor area 1,394 sq ft (130 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.



90 Harborne Road

B15 3UH

£2,250 pcm

- Available Early March!
- Large Communal Gardens
- Furnished
- Gas Central Heating



90 Harborne Road,
Birmingham, B15 3UH
£2,250 pcm



Property Description

A top floor penthouse apartment forming part of a select and exclusive development of only 5 luxury apartments in total, set well back from the road within delightful well-maintained and spacious communal grounds. The property is located on the first floor and accessed by way of a secure communal entrance.

The property offers an excellent and well laid out living space which is modernized and finished to a high standard with a newly fitted kitchen by Classic Interiors with quartz worktops and a range of integrated appliances and an upgraded master en suite shower room, together with tasteful redecoration throughout.

The recently fitted kitchen has a tiled floor and a designated breakfast/dining area with built in corner seat (and internal storage) and double glazed French doors opening out onto a private terrace. There are a range of base and wall mounted cupboards, a single sink unit with an instant hot water tap and a feature central island/breakfast bar with an induction hob and pan drawers beneath. Other appliances include an oven and grill, separate microwave oven, integrated dishwasher, fridge with a separate freezer below, and a washing machine. Useful built-in store/coffee machine cabinet.

A simply must view and available to rent from early March!

CALTHORPE ESTATE Harborne Road is located on the prestigious Calthorpe Estate, located just a mile from Birmingham city centre, the 1,600 acre Calthorpe Estate is home to thriving commercial, medical, educational, residential, leisure and lifestyle communities. The Estate is proud of a nearly 300-year heritage and is home to independent restaurants, bars and cafes, home interest shops and niche businesses. It continues to grow in its vision to create a thriving atmosphere throughout the day, evening and weekend! Not only is the property set on this well sought after estate, but also falls into the catchment area of local schools and boasts excellent transport links throughout the city.

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.

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.

Occupation: This property is licensed for a maximum of XXX people living as XXX households.

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: £2,250.00

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: G

Further Material Information:-

Part A

Council Tax / Domestic Rates: G

Rent: £2,250.00

Deposit(s): Equivalent to 5-week's worth of Rent.

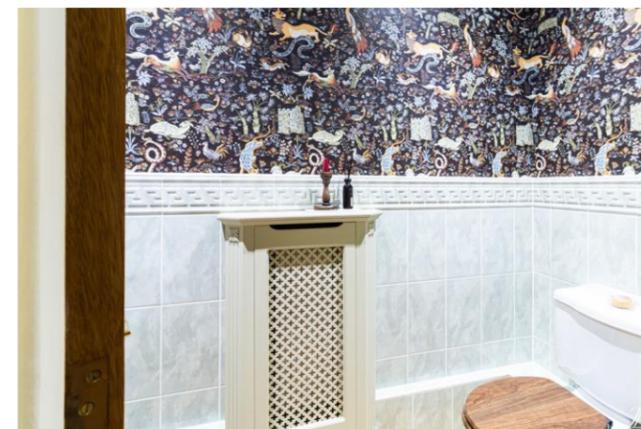
Part B

Property type: Apartment

Property construction: Built for Purpose

Number and types of room: 3 Bedrooms

Electricity supply: Mains



To book a viewing
of this property:

Call:
0121 6044060

Email:
lettings@jameslaurenceuk.com

