

14 Windsor House 15 High Street, Kings Heath, B14 7DW



Monthly Rental Of £925

- A Spacious, Modern Second Floor Apartment
- Open Plan Living Area with Excellent fitted Kitchen
- Allocated Secure Parking
- One Double Bedroom
- Built in Oven, Induction Hob, Dish Washer, Fridge Freezer and Washer / Drier
- EPC Rating C Council Tax Band A

Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

Partners:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc. (Est Man) FRICS
Stuart A. Gibbs MARLA
John Day FRICS FNAVA
Daniel J. O'Malley B.Sc. (Hons) HnDip MRICS FNAEA FNAVA
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

Ian M. Axon ANAVA
MaryJane Davies
Consultant:
Kenneth F Davis FRICS



We are pleased to offer this spacious one bedroom apartment which lies in an excellent location and has all day to day amenities to hand. The apartment is located in a modern purpose built block situated on Kings Heath High Street with great access to local amenities such as shops, restaurants and bars. Travel into Birmingham city centre in just 20 minutes on the bus, and opposite the planned Kings Heath train station due for completion in 2023. Being located on the second floor the property consists of an open plan lounge/kitchen, one bedroom, bathroom, an allocated secure parking space. EPC Rating C Council Tax Band A. Holding Deposit: £213.00 Security Deposit: £1065.00 For a full breakdown of permitted fees, please visit our website, cottons.co.uk.

ACCOMMODATION

Hallway 11' 8" x 3' 11" (3.55m x 1.20m)

With a ceiling mounted light point, secure video phone entry system and doors radiating off to the open plan living space, bedroom and bathroom W.C. in addition to the built in airing cupboard, which houses the hot water heating system.

Open Plan Living Space 22' 1" x 13' 6" (6.73m x 4.11m) Incorporating Fitted Kitchen

A spacious open plan living space with ceiling mounted light points to the lounge / dining area and sunken ceiling spotlights over the kitchen, plastered walls have been painted to complement the laminate wood effect flooring and there is a double glazed window providing natural light and ventilation. The kitchen has been fitted with an array of wall mounted and base mounted contemporary styled units, with soft close features and appliances to include built in oven, induction hob, extractor unit, fridge/ freezer and dishwasher.

Double Bedroom 12' 3" x 9' 3" (3.73m (5.57m into the walkway to bedroom door) x 2.82m)

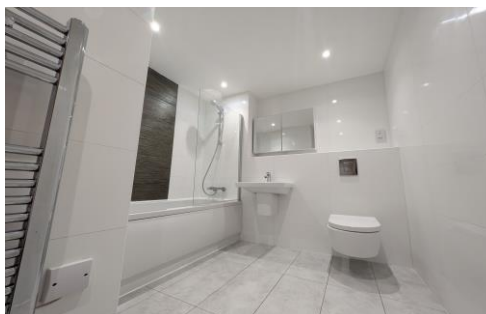
The property comes with an allocated parking space - Parking space no. 27 is allocated to the apartment.

Bathroom W.C. 12' 1" x 7' 7" (3.68m x 2.32m)

A contemporary fitted Villeroy & Boch bathroom suite, comprising of a concealed cistern W.C. and semi-pedestal hand wash basin combination unit, plus a panelled bath with shower over, the bathroom also features sunken ceiling spotlights, tiling to splash prone areas, mirrored bathroom cabinet and chrome effect heated towel rail.

Parking

The property comes with an allocated parking space - Parking space no. 27 is allocated to the apartment.



Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

Partners:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc. (Est Man) FRICS
Stuart A. Gibbs MARLA
John Day FRICS FNAVA
Daniel J. O'Malley B.Sc. (Hons) HnDip MRICS FNAEA FNAVA
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

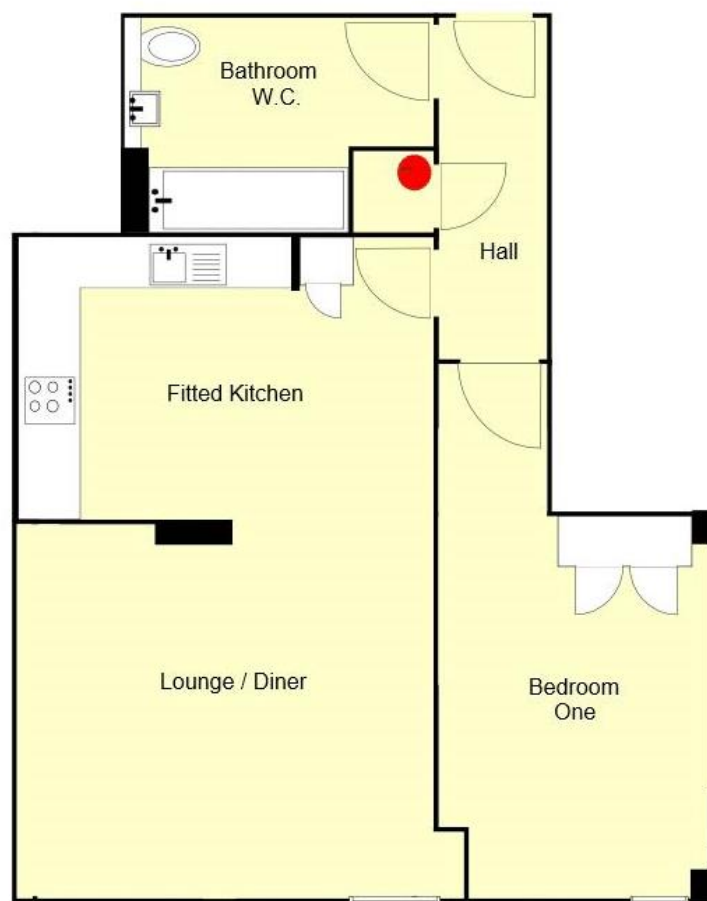
Ian M. Axon ANAVA
MaryJane Davies
Consultant:
Kenneth F Davis FRICS



TENANCY TERMS – A 6 months Assured Shorthold Tenancy is envisaged at a rent of £925.00 per calendar month.

The ingoing tenant will be required to pay a deposit of £1065.00.

APPLYING TO RENT THIS PROPERTY - If you are interested in applying for this property you will need to complete an application form and pay a holding deposit in the sum of £213.00 (one weeks rent). Details confirming the use of the holding deposit will be provided to you together with the application forms



Second Floor
For illustrative purposes only, not to scale.

Company Details:
Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

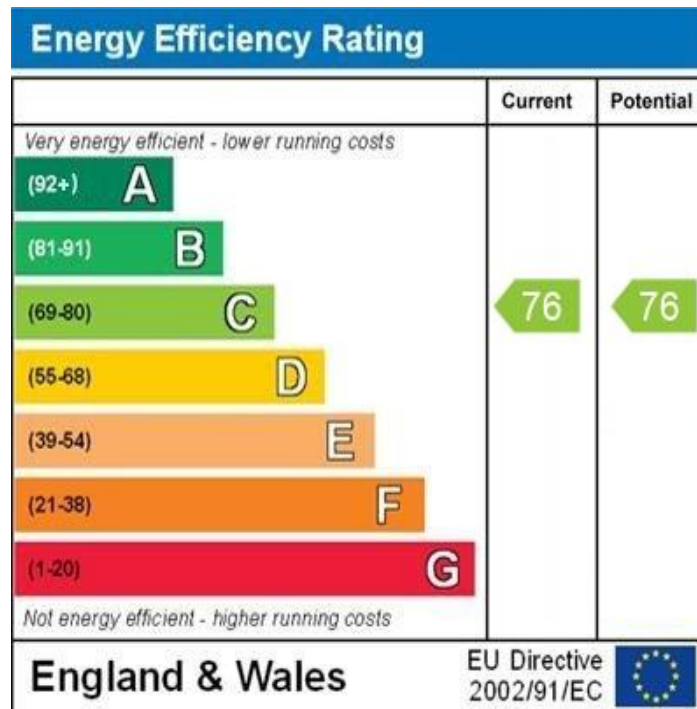
Partners:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc (Est Man) FRICS
Stuart A. Gibbs MARLA
John Day FRICS FNAVA
Daniel J. O'Malley B.Sc (Hons) HnDip MRICS FNAEA FNAVA
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

Ian M. Axon ANAVA
MaryJane Davies
Consultant:
Kenneth F Davis FRICS





Property Tenure
Leasehold

Council Tax Band
A

EPC Rating
C

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Please note that these particulars have been prepared by us on the basis of information provided to us by our client. NOTICE: Cottons Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property.

Company Details:
Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

Partners:

Andrew J. Barden MRICS FNAVA
Richard D. Longden B.Sc. (Hons.) MRICS
Stephen D. Sutton B.Sc (Est Man) FRICS
Stuart A. Gibbs MARLA
John Day FRICS FNAVA
Daniel J. O'Malley B.Sc (Hons) HnDip MRICS FNAEA FNAVA
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

Associate Partners:

Ian M. Axon ANAVA
MaryJane Davies
Consultant:
Kenneth F Davis FRICS

