



James *J* LaurenceTM
Sales and Lettings

213 DERWENT FOUNDRY , 5 MARY ANN STREET,
BIRMINGHAM, B3 1BG
£850 PCM





James Laurence are delighted to present to the market this furnished, two bedroom, two bathroom apartment in the secluded Derwent Foundry development in the heart of the Jewellery Quarter. The highly desirable St Pauls location is close to both Snow Hill and the Jewellery Quarter train stations, with St Pauls Metro station close by, and benefits from having a number of top bars and restaurants on it's doorstep including the Michelin Star awarded 'Lasan'.

The first floor property consists of a large open plan living room and kitchen area with an integrated fridge/freezer and a separate storage cupboard with a washing machine. Both bedrooms have a double bed included with the master having access to an En-suite bathroom, the property also has a further house bathroom with bath and shower. The property is available end of May 2020.

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.

