



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

3 TENNIAL WHARF, 21 LUDGATE HILL, BIRMINGHAM, B3  
1DW  
£365,000





**DESCRIPTION**

Newly Converted, 2 double bedroom, second floor apartment in a prime St Pauls Square location! Featuring stunning high ceilings, with huge picturesque windows and canal side.

Internally comprising of an entrance hallway, ample storage, modern family bathroom with shower over the bath and then 2 good sized, double bedrooms with huge windows offering plenty of light, then a impressively sized open plan living room/kitchen with integrated appliances included.

This duplex style apartment offers loft style living!

Must be viewed to appreciate size and standard.

Offered Furnished, with integrated appliances.

**HALLWAY**

9'47" x 9'66" (2.74m x 2.74m) with ample storage

**LARGE LIVING ROOM/KITCHEN**

31'85" x 22'36" (9.45m x 6.71m) Kitchen appliances include a fridge/freezer, cooker/hob, dishwasher



**BATHROOM**

8'65" x 5'25" (2.44m x 1.52m)

**BEDROOM ONE**

21'31" x 11'51" (6.4m x 3.35m)

**BEDROOM TWO**

9'54" x 18'02" (2.74m x 5.49m)

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](mailto:lettings@jameslaurenceuk.com).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		