



### Floor Layout

J  
James Laurence



REASSURINGLY LOCAL



Total approx. floor area 1,615 sq ft (150 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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## 2 St Pauls House

21-23 St. Pauls Square

B3 1RB

**£3,750 pcm**

- Three Double Bedroom Apartment
- Large Terrace
- Offered Fully Furnished
- 1615 Sq. Ft.



  
**2 St Pauls House,  
21-23 St. Pauls Square, Jewellery Quarter, B3 1RB  
£3,750 pcm**

## Property Description

**DESCRIPTION** St. Pauls House is the very finest of luxurious city living in the heart of St. Pauls Square with breath taking views of the square itself.

Gloriously exuberant, St Pauls House "effortlessly blends antiquity with modernity". This brand new unique apartment offers three double bedrooms, two bathrooms with white styled porcelanosa subway tiles, open plan kitchen/living area is fitted with bespoke German kitchen with Siemens appliances and Kahrs Engineered flooring throughout.

The property has been furnished by interior designer throughout which combines the lavish and luxury craftsmanship to the regeneration of St. Pauls House.

St. Pauls House is located in a prime position, with exclusive restaurants, bars and the business district on its doorstep, and excellent transport links to the city and motorway networks close by.

Offered Furnished, available Mid July 2023

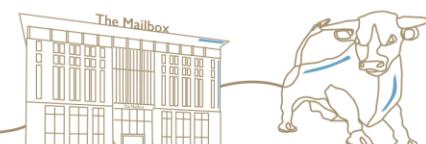
**TENANT FEE ACT 2019** Tenant fee act 2019

Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills, on top of rent
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply



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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).

**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:** £3,750.00

**Deposit Amount To Be Held In The Deposit Protection Service (DPS):** £4,326.92  
Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](https://www.dps.org.uk/)

**Length Of Tenancy:** 6 months minimum term

**Local Authority:** Birmingham City Council

**Council Tax Band - E**



## To book a viewing of this property:

**Call:**  
0121 604 4060

**Email:**  
[lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com)

