



1 Silver Forge

Birmingham City Centre

B4 6LE

£1,200 pcm

Available NOW

Modern development

Two Double Bedrooms

Two Bathrooms





Property Description

DESCRIPTION A boutique and unique modern development featuring 8 fantastic apartments. Located in a secure, gated development, offering that ever desired industrial yet stylish feel, high quality furnishing, offering city living at its finest.

This particular apartment is located on the first floor, offering a welcome entrance hallway, 2 double bedrooms, 2 en-suites and a spacious open plan living room/kitchen area with integrated appliances.

Other benefits include secure intercom entry system, double glazing throughout, a communal courtyard area and a secure and sheltered storage area for cycles.

Fully Furnished throughout. Available NOW!

AREA A short walk will take you to St Pauls Square and Jewellery Quarter, complete with gorgeous boutiques, eateries and growing number of niche establishments offering an eclectic social scene. The opposite direction offers the financial hub of Birmingham within close proximity along with Snow Hill station and shopping amenities beyond. Ease of access to A38 and motorways by car is handy for commuters.

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.

Rental Per Month: £1,200.00

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 \(depositprotection.com\)](#)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council



Floor Layout



Total approx. floor area 453 sq ft (42 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.

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