



## 8 Bishton & Fletcher

Jewellery Quarter

B1 3LG

**£1,250 pcm**

*Two Spacious Double Bedrooms*

*Master Ensuite*

**\*\*FURNISHED & AVAILABLE NOW\*\***

*Boutique Development*



### Property Description

**DESCRIPTION \*\*FURNISHED & AVAILABLE NOW\*\***

James Laurence is proud to present this exquisite two bedroom, two bathroom apartment nestled in the heart of Birmingham's iconic Jewellery Quarter. Perfectly blending historic charm with modern luxury, this high-quality residence offers a unique living experience that stands out in one of the city's most desirable residential locations. Based on Legge Lane, this apartment is just a short walk from some of the Jewellery Quarters best restaurants, independent shops or transport links.

**LOCATION** Situated within the vibrant Jewellery Quarter, this apartment offers the best of Birmingham's cultural and culinary scenes right at your doorstep. Enjoy a leisurely stroll to boutique shops, trendy cafes, fine dining restaurants, and art galleries. Excellent transport links, including nearby train and tram stations, provide easy access to the rest of the city and beyond.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION 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).

Birmingham City Council Property Licensing  
Selective Licensing Of Other Residential Accommodation (Housing Act 2004 Part 3)

The local authority has granted a licence in respect of the above property. A licence has been granted as it is a property to which Part 3 of the Act applies and is required to be licensed under that Part.

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: £1,250.00

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 \(depositprotection.com\)](https://www.depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Birmingham City Council

Council Tax Band: D



### Floor Layout



Total area: approx. 66.0 sq. metres (710.8 sq. feet)

Total approx. floor area 710 sq ft (66 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71   C	71   C
39-54	E		
21-38	F		
1-20	G		