



James *J* LaurenceTM
Sales and Lettings

APARTMENT 13, SCHOLARS GATE, SEVERN STREET,
BIRMINGHAM, B1 1QG
£1,550 PCM





PROPERTY

James Laurence are delighted to present this rare, luxurious penthouse within the fabulous Scholars Gate, a Grade II listed building originally dating back to circa 1809. This apartment is in the converted Victorian school phase and is a duplex apartment with the upper floor of which offering stunning gallery bedroom and ensuite, overlooking open plan living/dining/kitchen area offering high specification and sympathetically designed maximising the sense of space, with a beautiful spiral staircase connecting the two. A further bedroom with fitted bedrooms the same as master bedroom, family bathroom and ample storage complete the property, with benefits from electric heating and secondary glazing (where specified). A video entry system offers a secure entry system befitting of the security, with the apartment coming complete with a secure, gated allocated parking space. Offered furnished and available to let now.

AREA

Scholars Gate could barely be situated any better, on Severn Street with immediate access to Suffolk Street Queensway and adjacent to The Mailbox whilst a short walk to Birmingham city centre's bustling financial district, New Street station, Snow Hill train and metro station and the new Hs2 site beyond, with the immediate A38 link with ease of access to M6 motorway. Whatever you fancy doing it's likely you'll find it close to hand, from dining in one of the six Birmingham Michelin starred restaurants, to local independent bars, through to the many entertainment venues; the O2 Academy; the NIA; Symphony Hall; Hippodrome and Town Hall are all within walking distance. Not to mention the high class boutique shops of The Mailbox next door and Bullring complete with Selfridges.

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 MoneyShield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.