



humberstones
homes

FLAT 7F, THE LORDS, 1 LORDSWOOD ROAD, HARBORNE, BIRMINGHAM, B17 9RP
Monthly Rental Of £750





LOCATION

This gated development can be found close to Harborne High Street in Lordswood Road just opposite the leisure centre. This gives excellent access to Birmingham City Centre.

DESCRIPTION

This is a modern 2nd floor apartment in a gated development close to Harborne High Street. It comes unfurnished and is available from the end of September. The apartment comprises of an entrance hall, open plan lounge diner with kitchen area and appliances, a double bedroom & bathroom with shower. There is electric heating (with radiators) & UPVC double glazing fitted. There is also an allocated parking space in the gated secure area. NO PETS, NO SMOKERS- Subject to holding deposit - see our website for more details. Council tax band: C - EPC Rating: C

Communal Entrance

Having camera intercom system and stairs to second floor. At second floor level there is an inner landing and door to entrance hall.

Entrance Hall

Having laminate flooring, double panelled radiator, 4 ceiling light points, doors to open plan living area, bedroom and bathroom, cupboard housing boiler and access to loft space.

Open Plan Lounge/Kitchen/Diner 17' 8" x 16' 7" (5.38m x 5.05m)

Having laminate flooring, 10 recessed ceiling light points, 2 double panelled radiators, lounge and dining area and fitted kitchen having a range of wall and base units with heat resistant work surfaces over, courtesy tiling, under unit lighting, inset 1 ½ bowl sink unit, built in electric oven with electric hob over and integrated appliances including a fridge, dishwasher and washer/dryer.

Double Bedroom 12' 10" x 11' 1" (3.91m x 3.38m)

Side facing, having double doors, fitted wardrobes, single panelled radiator and ceiling light point.

Bathroom 6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, double panelled radiator and 3 ceiling light points.

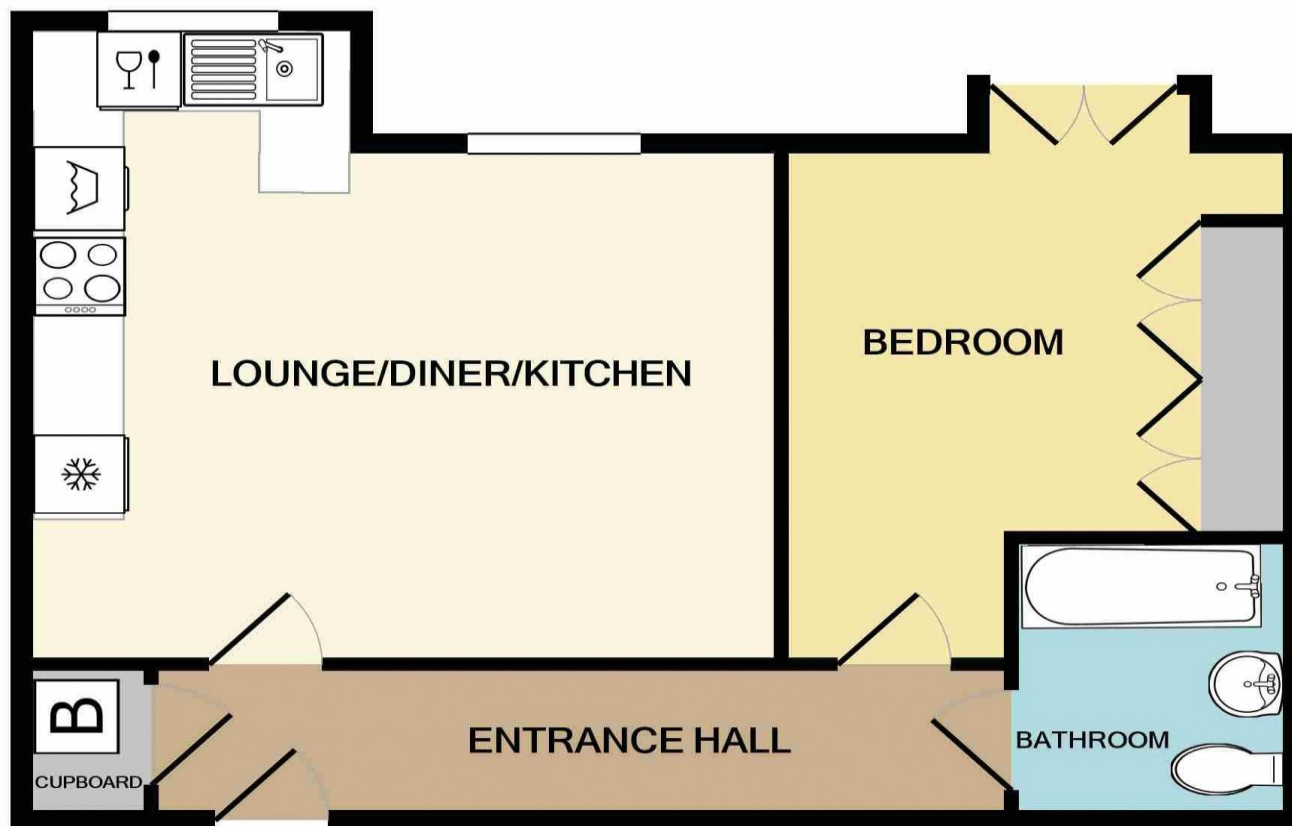


Gated Area

Set within a gated complex with one allocated parking space and communal bin store.

Holding Deposit & In Tenancy Fees

Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit - Five weeks' rent: This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



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
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