

# Arden Property Centre

[www.ardenpropertycentre.co.uk](http://www.ardenpropertycentre.co.uk)



## Swan Gardens

, Erdington, Birmingham, B23 6QQ

# Rental £550 pcm

1 bedroom Flat / Apartment available 06 September 2021

54 Boldmere Road, Sutton Coldfield, West Midlands,  
B73 5TJ

[enquiries@ardenpropertycentre.co.uk](mailto:enquiries@ardenpropertycentre.co.uk)

## 0121 355 0456

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 15.00; Sat Closed; Sun Closed

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\* Unfurnished

## Situation

Arden Property Centre is pleased to present a one Bedroom Flat on the First Floor. The flat comprises of a hallway leading to a double bedroom, lounge and bathroom. The Kitchen is off the lounge and includes electric oven, fridge and freezer. One allocated parking space. In the heart of Erdington Town Centre, close to Birmingham City Centre and local transport links. The Property is set in peaceful communal grounds. VIRTUAL VIEWINGS AVAILABLE VIA WHATSAPP OR FACETIME APC endeavors to maintain accurate depictions of properties in photos, dimensions and descriptions, however, these are intended only as a guide and prospective tenants must satisfy themselves by personal inspection.

## Accommodation

### Bathroom

2.10m ( 6'11" ) x 1.70m ( 5'7" )

### Bedroom

3.48m ( 11'6" ) x 2.66m ( 8'9" )

### Hallway

### Kitchen

2.10m ( 6'11" ) x 2.81m ( 9'3" )

## Lounge

4.31m ( 14'2" ) x 3.25m ( 10'8" )

## Property Information

## XYZ De Regulations

All measurements are approximate.

## Further Information

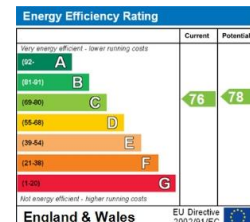
The deposit required is £625

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

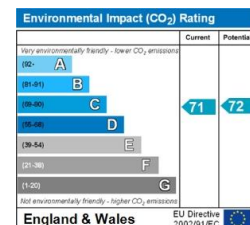
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of  
Creation Date: 31/08/2021

Property Ref: inst-1185

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © APC Boldmere Limited trading as Arden Property Cen, 2021. APC Boldmere Limited trading as Arden Property Cen Registered in Wales No.