



0121 347 6116 (option 1)

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# Scholars Gate

Scholars Gate, B1

£1,250 pcm



## Key Features

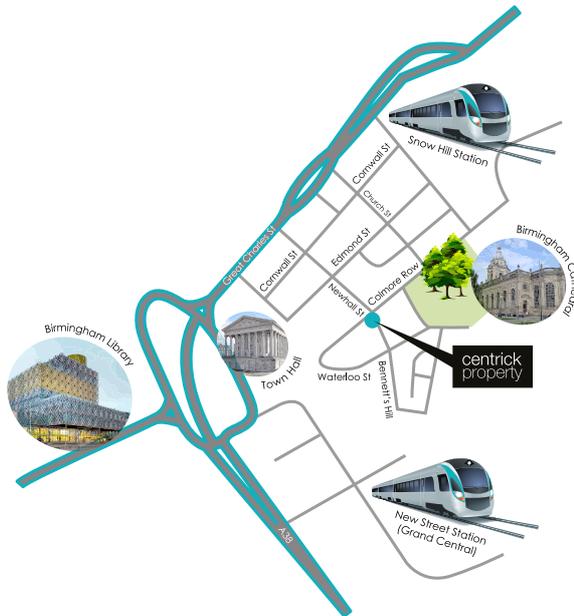
- Scholars Gate
- Available 18th March
- Duplex Apartment
- Two Bedrooms
- Furnished
- Allocated Parking

"We have received very professional and friendly service from Centrick Property. We will most definitely recommend them to all our friends and family. They are knowledgeable and have a positive, friendly attitude." Mr Miao, Tenant

# Scholars Gate

## Scholars Gate, B1

Centrick Property is pleased to offer this fantastic two bedroom, duplex apartment in Scholars Gate. An exclusive and impressive conversion of a former school, originally built in 1809, Scholars Gate provides the charm and character you would expect from a period building and combines it with high specification fittings and modern design. Available from the 18th March on a furnished basis, this spectacular two bedroom apartment will require an internal inspection to fully appreciate all on offer. As you enter the apartment, you will be greeted by a generous hallway with doors leading to the open plan lounge, diner and kitchen with integrated appliances, large double bedroom and guest W.C. Alternatively you can take the spiral staircase to the mezzanine master bedroom, bathroom with shower over bath and additional storage space. The property also benefits from secure allocated parking and intercom system. Contact Centrick Property now to view 0121 3476116 option 1.



### Tenant Costs & Application Process

- All properties are available subject to contract and satisfactory referencing
  - Non-refundable reservation and processing fee of £300 incl VAT
  - Additional tenant/guarantor £100 incl VAT
  - Inventory and check out fee (2 beds and under) £150 incl VAT
  - Inventory and check out fee (3 beds plus) £180 incl VAT
  - Global referencing fee (applicants with visa i.e. Non-EU) £50 incl VAT
- Availability dates are subject to satisfactory references being returned and to the acceptance of the landlord
- When you have found a property that you would like to rent, we ask that you pay your reservation and processing fee.
- Once your references have been checked, the contracts will be drawn up and the deposit will become due: (usually equal to 1.5 months rent)
- The first months rent must be paid before keys are signed over to you (if making payment by cheque please allow three working days for funds to clear).
- To ensure that all rental payments are received by Centrick Property on the due date, a standing order must be setup three days before the rent is due.

**Disclaimer:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract and are produced in good faith and set out as a general guide only. The intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Centrick Property (and their Joint Agents where applicable) has the authority to make or give any representation or warranty in respect of the property. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. **Money Laundering:** We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		55	62
EU Directive 2002/91/EC			