



0121 347 6116 (option 1)

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17 Key Hill Drive, B18  
£1,200 pcm



### Key Features

- Available 13.04.2017
- Unfurnished
- Two Bedrooms
- Tasteful conversion
- Private Terrace
- Secure Allocated Parking

"What can I say? Excellent service! Every promise was delivered before time. They communicated throughout (which is a rarity these days) and we knew exactly what was happening at all stages". Kevin, Landlord

### 17 Key Hill Drive, B18

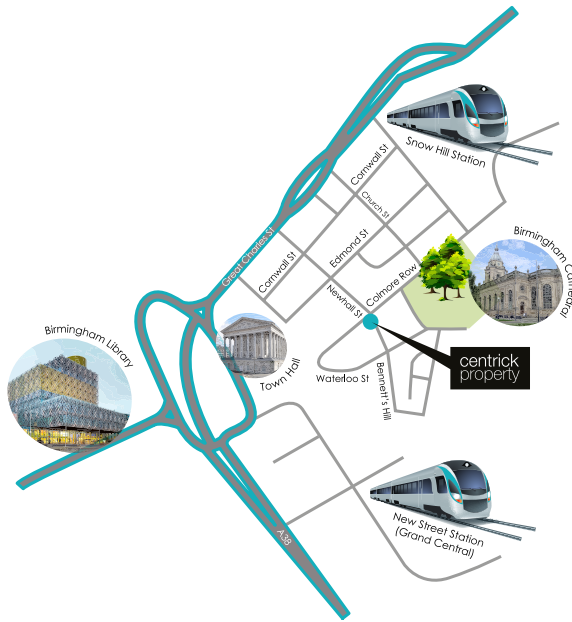
Centrick Property is excited to offer to the market this beautiful converted 2 bedroom apartment in the Jewellery Quarter's most characteristic development, Key Hill Drive.

Located in the Jewellery Quarter, the property is situated close to local boutique bars and restaurants and is within walking distance of Jewellery Quarter train station and Birmingham City Centre.

Available from 13TH APRIL on an unfurnished basis, the accommodation comprises of entrance hallway, master bedroom with en-suite, double bedroom, main bathroom, lounge incorporating the fully fitted, modern kitchen housing integrated appliances, and access to a private terrace.

The apartment features original wooden flooring, windows, and high ceilings with exposed trusses and brickwork and benefit from gas central heating, security intercom system and secure allocated parking. To arrange a viewing for this stunning apartment call Centrick Property on 0121 347 6116 (option 1).

\*Photos are for marketing purpose only



#### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	67