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0121 347 6116 (option 1)

102 Colmore Row, Birmingham B3 3AG  
birmingham@centrickproperty.co.uk



# Viceroy Close

Viceroy Close, Edgbaston, B5

£1,400 pcm



## Key Features

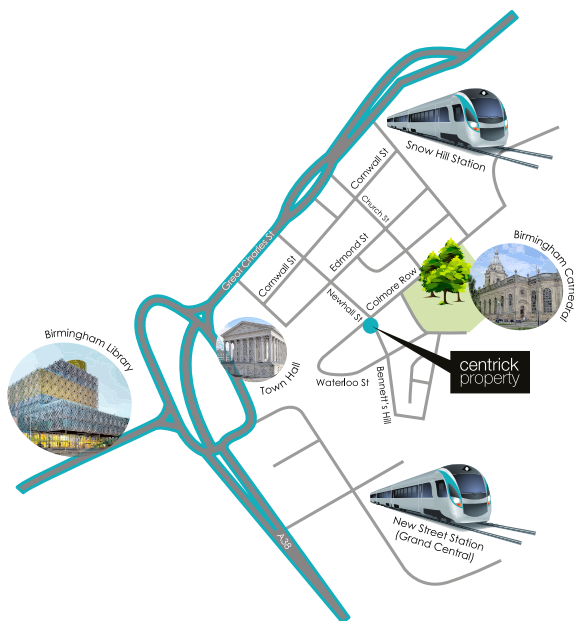
- Available Immediately
- 3 Bedrooms
- 3 Receptions
- Unallocated Parking
- Stunning Grounds
- Part Furnished

"I have been extremely happy with Centrick as my letting agent & would like to thank you for all your help" Ms Webb, Tenant

# Viceroy Close

Viceroy Close, Edgbaston, B5

Birmingham's leading agent is delighted to present to the market this part furnished 3 bedroom, 3 reception and 3 bathroom 3rd floor apartment which is located on a private road in the sought out Edgbaston suburb of Birmingham. The property is available for IMMEDIATE occupation. Upon entry there is a large reception hallway that leads onto incredibly spacious bedrooms, two of which comprising of en-suites bathrooms. The lounge has an original working gas fire place, whilst the nicely presented kitchen has a dishwasher and fridge included. To avoid disappointment book a viewing today on this unique property on 0121 347 6116 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) <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	

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	