



James *J* Laurence<sup>TM</sup>  
Sales and Lettings

20 MALMESBURY PARK , HAWTHORNE ROAD,  
EDGBASTON, BIRMINGHAM, B15 3TY  
£850 PCM







A recently modernised and refurbished two double bedroom ground floor apartment in the intimate Malmesbury Park development close to Chad Square, within the Calthorpe Estate.

The property is offered unfurnished and boasts contemporary fitted kitchen including fitted appliances, separate living room-with access to private patio area, modern refitted shower room with adjacent WC, ample storage, and the luxury of a garage en bloc.

Malmesbury Park is a stones throw from shop amenities of Chad Square and within short commute of Harborne High Street, Queen Elizabeth Hospital and indeed for city working commuters has excellent road and transport links to the nearby Birmingham city centre.

Tenant fee act 2019

Under latest legislation, permitted tenant payments are:

- Rent
- Separate Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to [lettings@jameslaurenceuk.com](mailto:lettings@jameslaurenceuk.com).

Available start of September.