



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

1, VICEROY HOUSE, 65 WATER STREET, BIRMINGHAM,  
WEST MIDLANDS, B3 1HN  
£1,650 PCM







A unique opportunity to let one of the most luxurious properties ever made available in Birmingham city centre. This stunning, bespoke apartment is situated in Viceroy House, on the corner of Water Street and Livery Street, on the doorstep of St Pauls Square, a Javelin Block conversion with just four apartments in all.

This One bedroom is on the ground floor, boasting a high specification of both fitting and furnishings, with layout including a vary large open plan living encompassing living, dining and study area leading in to a kitchen completed with zinc plated work tops and breakfast bar area. An inner hallway leads to bedroom area, complete with spacious en-suite (there is a further guest WC) and walk in dressing area. Its the features of exposed brickwork and beams with wooden floors that offer the style and character that also offers that upper market finish.

Parking can be arranged locally including as well as parking permit options.

A short walk will take you to St Pauls Square and Jewellery Quarter, complete with gorgeous boutiques, eateries and growing number of niche establishments offering an eclectic social scene. A short walk offers the financial hub of Birmingham within close proximity along with Snow Hill station and shopping amenities beyond.

Book a viewing early to feel the property for yourself.

1 Applicant: £225

2 Applicants: £325

3 Applicants: £425

4 Applicants: £525

Company Let: £495

Guarantor (if applicable): £100 - Guarantor requirements include must be home owner, UK citizen with a clear credit history.