



**19 Sandon Road**  
**Birmingham, B17 8DP**

**£945 PCM**

## Property Description

This well-presented second floor style apartment is set within a highly regarded development in Edgbaston location. Accessed via secure electronic gates, the development is divided 12 apartments in each block.

Situated near Birmingham city centre close to local amenities, the property benefits from being a commutable distance to Five Ways, New Street, Moor Street, and Snow Hill train station.

Briefly comprising; entrance hall, open plan lounge/fitted kitchen, master bedroom with en-suite, an additional bedroom and bathroom. EPC - C / CT Band - C

## Entrance Hall

Front door giving access to the apartment with laminate flooring.

## Open Plan Lounge/Kitchen

7.01m max x 5.36m max (22'11" max x 17'7" max)  
Double glazed window to the front aspect, fitted kitchen, wall and base units with work surfaces, electric oven and hob, cooker hood, electric radiator, plumbing for a washing machine, storage containing the water tank, laminate flooring and a door giving access to the hallway.

## Bedroom One

3.15m x 4.70m (10'4" x 15'5")  
Double glazed window to the front aspect, electric radiator, ceiling light and carpeted flooring.

## Ensuite

Shower cubicle, wash hand basin, extractor fan, low level W. C, electric radiator and the room is part tiled.

## Bedroom Two

5.77m max x 2.39m max (18'11" max x 7'10" max)  
Double glazed window to the front aspect, electric radiator, TV point and wardrobe.

## Bathroom

Electric heated towel rail, bath, wash hand basin, extractor fan, low level W. C and the room is part tiled.

## Tenant Information (No P)

Money Laundering:

We require to see a passport for every adult or a copy of a birth certificate, along with proof of your address.

Referencing:

Either a Right to Rent check or a full reference may be carried out on any prospective tenant wishing to rent a property. The ability to rent any property is subject to these checks. There is no cost for this to the tenant

Holding Deposit:

To reserve a property a holding deposit will be taken. The



holding deposit will be the equivalent of 1 weeks rent of the property applied for. Holding deposits are non-refundable in the event that the tenant fails the reference or fails to complete references within 14 days of request. The holding deposit will be refunded in the event that the landlord withdraws acceptance of the tenant or fails to respond within 14 days.

#### Security Deposit:

A security deposit equivalent to 5 weeks rent is required for a standard tenancy. The security deposit will be lodged with The Deposit Protection Service (DPS). We are members of the Client Money Protect Scheme (CMP).

#### Allowable Fees:

**Lost Keys:** Should keys be lost a charge for administration by Bloore King & Kavanagh Staff will incur a charge of £15 per hour. Any charges for contractor ie: locksmith or similar will be the responsibility of the tenant to pay

#### Late or Default Payments

Interest rate will be charged for late payment or default of rent over 14 days at 3 (three) per cent per day of the outstanding rent.

**REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £50.



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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