

0121 347 6116 (option 1)

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Britannic Park

Yew Tree Road, Birmingham B13 8NQ

£2,300 PCM


Key Features

- Duplex Penthouse
- Three Bedrooms
- Swimming Pool and Gym
- Spectacular Views
- Available immediately!
- Three Bathrooms
- Dual Aspect Roof Terraces
- EPC Rating C

"Very smooth process from start to finish. Gary very knowledgeable and helpful in all aspects of the job. There's been significant continued support since our flat was let - Centrick are always happy to help." S. Smith, Landlord

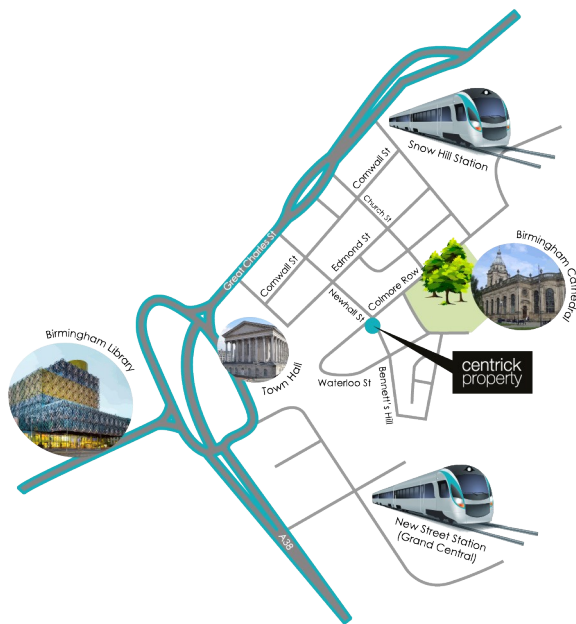
Britannic Park

Yew Tree Road, B13

****DUPLEX PENTHOUSE APARTMENT****

Centrick Property is extremely proud to offer to the market, this exclusive three double bedroom plus study, duplex penthouse apartment within the popular Britannic Park development. Britannic Park is situated within walking distance of Moseley Village, Cannon Hill Park and Edgbaston Cricket Ground. 10 minutes by car from Birmingham City Centre. The development boasts a residence GYM and swimming pool with sauna and over looks grounds used by the local cricket team. There is also a concierge and secure allocated parking. The apartment is available 8TH JANUARY on a furnished basis. The first floor of this accommodation comprises; large dual aspect open plan living space, which combines casual and formal dining areas, a fully fitted kitchen and access to master bedroom with en-suite bathroom. The living space benefits from vaulted ceilings and french doors which lead to private terraces. The terraces span the entire length of the apartment with spectacular views over the City skyline. The ground floor has two further bedrooms also have en-suite bathrooms, plus a study/4th bedroom.

Viewing is highly recommended to fully appreciate the proportions and features on offer. Call Centrick 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.