



**humberstones**  
homes

FLAT 7 OLD CHURCH COURT, 46 ST. PETERS ROAD, HARBORNE, BIRMINGHAM, B17 0AY  
**Monthly Rental Of £850**







### LOCATION

Old Church Court is a development on St Peters Road which is a sought after area close to Harborne High Street giving access to local amenities and bus routes into Birmingham City Centre.

### DESCRIPTION

This re-decorated 2nd floor flat comes unfurnished and is available now subject to referencing. It has a rear aspect benefitting from overlooking the established rear communal gardens. It comprises of an entrance hall, 21ft lounge diner, modern kitchen with appliances left on a non repair non replace basis, 2 double bedrooms, refitted bathroom & a WC. The property benefits from gas central heating & UPVC double glazing. It is set in established grounds & there is parking on site on a first come first served basis. NO STUDENTS, NO SMOKERS. Subject to holding deposit - see our website for more details. EPC rating: D.

**Communal Entrance Area and Stairs lead to Flat 7**

#### Front Door leads to Entrance Hall

Single panel radiator, cupboard, ceiling light, doors to all rooms

#### Lounge Diner 20' 1" x 11' 5" max into recess (6.12m x 3.48m)

Rear facing, double panel radiator, 4 wall light points

#### Kitchen 9' 5" plus recess x 9' 2" max (2.87m x 2.79m)

Side facing, double bowl sink, work surfacing, oven & hob with cooker hood over, dishwasher & washing machine can be left on a non repair non replace basis, fridge freezer on a non repair non replace basis, wall mounted Baxi boiler, tiled flooring, cupboard, ceiling light

#### Bedroom One 11' 5" into wardrobe x 11' 2" (3.48m x 3.40m)

Rear facing, built in wardrobe, single panel radiator, ceiling light

#### Bedroom Two 11' 1" x 9' 7" (3.38m x 2.92m)

Rear facing, single panel radiator, ceiling light

#### Bathroom

Front facing, panel bath with Triton shower over, wash hand basin, single panel radiator, ceiling light

#### WC

Front facing, WC, wash hand basin, ceiling light

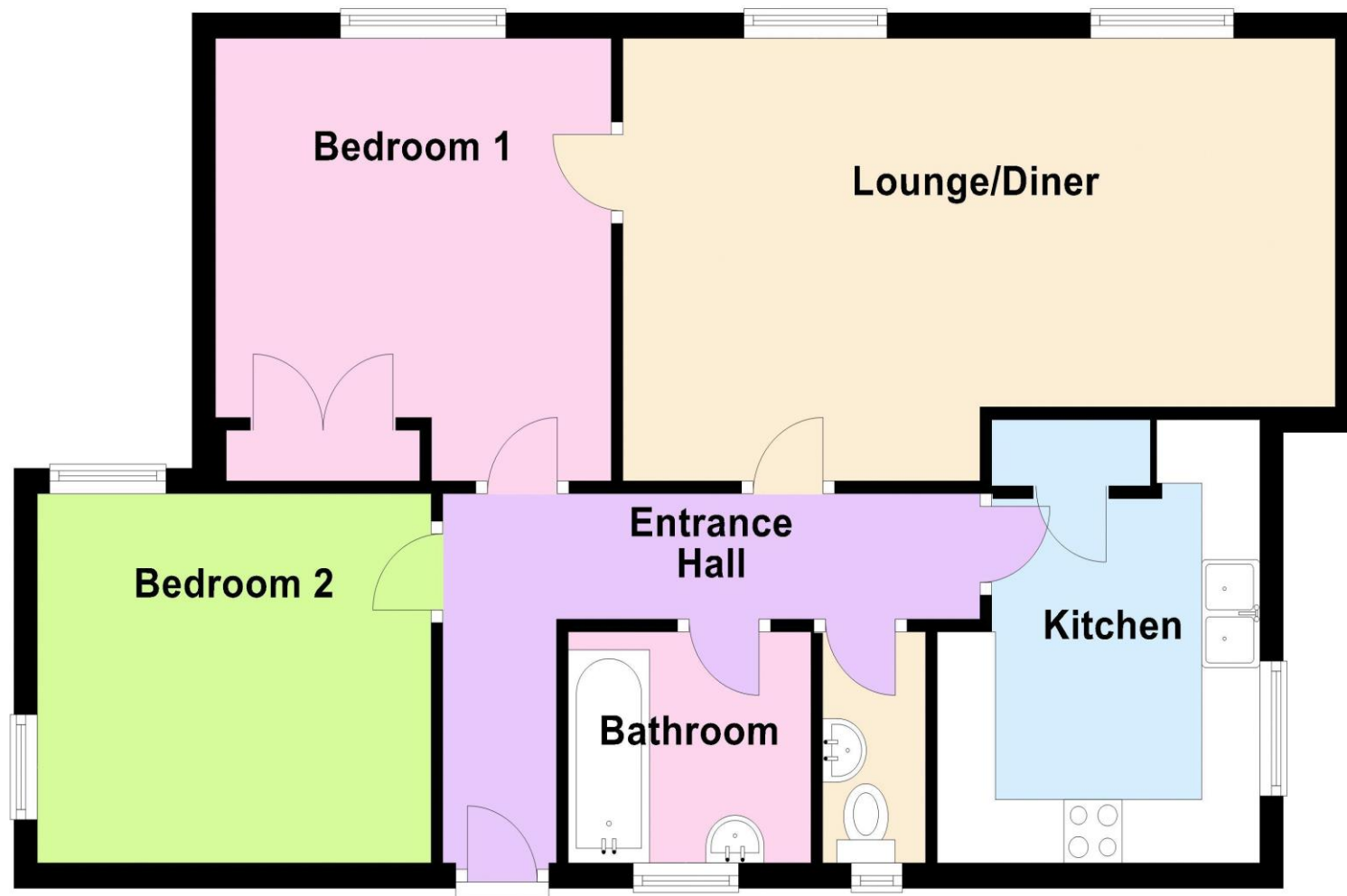
### Outside

There are communal gardens surrounding the development and please note there is no allocated parking but there is parking on a first come first served basis.

### Holding Deposit & In Tenancy Charges

Holding Deposit of one week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). Security Deposit - Five weeks' rent: This covers damages or defaults on the part of the tenant during the tenancy. Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s). Variation of Contract (Tenant's Request): £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents. Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents. Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Top Floor



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>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any 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 Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ – 0121 796 0078 – [lettings@humberstoneshomes.co.uk](mailto:lettings@humberstoneshomes.co.uk)





