



humberstones
homes

FLAT 17, 3, UNION PLACE, SELLY PARK, BIRMINGHAM, WEST MIDLANDS, B29 7NF
Monthly Rental Of £750





LOCATION

The development of Union Place is situated in the popular and convenient location of Selly Park being well placed for access to surrounding areas including The Priory, Queen Elizabeth Hospital, Birmingham University and Cadburys at Bournville. It can be found by turning off the Pershore Road a little before Pebble Mill as you approach Birmingham City Centre and as indicated by the agent's To Let pointer board. The block is the second main one as you go up the cul-de-sac. Set in leafy communal gardens, the first floor apartment comprises: Entrance Hall with door entry phone control; cloakroom. Two double bedrooms, master with ensuite shower room. Family bathroom with bath with shower attachment. Living Room/Dining Room. Fitted kitchen with integrated fridge/ freezer and washing machine. Parking space. Available beginning of June 2019. To be let unfurnished.

DESCRIPTION

This unfurnished flat is available from the middle of June and is set in leafy communal gardens. The first floor apartment comprises of an entrance Hall with door entry phone control, cloakroom, lounge diner, fitted kitchen, 2 double bedrooms, master with ensuite shower room and a main bathroom with bath with shower attachment. There is also an allocated parking space. Subject to holding deposit - see our website for more details. NO PETS NO SMOKERS. EPC rating: B

Intercom Phone & Communal Entrance Door to:

Communal Entrance

Having carpeted entrance area with stairs leading to the first floor with the front door of Flat 17.

Flat 17 Entrance Hall

Night storage heater, 2 pendent ceiling lights, airing cupboard with hot water tank, cloaks cupboard, doors to both bedrooms, bathroom & lounge diner

Lounge/Diner 21' 7" max bay x 10' 4" plus door recess (6.57m x 3.15m)

Front & side facing, night storage heater, electric heater, 2 pendent ceiling lights, door to kitchen

Kitchen 11' 0" x 7' 0" (3.35m x 2.13m)

Side facing, one and half bowl sink unit, work surfacing with splash tiling, built in Zanussi oven, built in electric hob with cooker hood, floor & wall mounted units, built in washing machine (on a non repairing & non replacing basis), built in fridge freezer, wood laminate flooring, 6 downlighters



Bedroom One 12' 10" max x 9' 4" into wardrobes (3.91m x 2.84m)

Front facing, built in wardrobes, electric heater, ceiling light, door to en-suite shower room

En-Suite Shower Room

Shower cubicle, WC, pedestal wash hand basin, part tiled walls, 3 downlighters

Bedroom Two 11' 4" x 6' 10" (3.45m x 2.08m)

Front facing, wall mounted electric heater, pendent ceiling light

Bathroom

Fitted with a white suite, panel bath with shower tap, WC, pedestal wash hand basin, part tiled walls, tiled flooring, wall mounted heater, 4 downlighters

Parking

Outside there is an allocated parking space

Holding Deposit & In Tenancy Fees

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.

First Floor



Energy Performance Certificate		HM Government	
Apartment 17, 3, Union Place, Bally Park, BIRMINGHAM, B29 7NF		Reference number: 2017-0024-6100-7974-7005	
Dwelling type: Mid-rise flat		Type of assessment: RdSAP, existing dwelling	
Date of assessment: 04 April 2013		Total floor area: 68 sq ft	
Date of certificate: 04 April 2013			
Use this document for:			
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Compare current ratings and energy use for making improvement measures 			
Estimated energy costs of dwelling for 3 years:		£ 1,035	
Over 3 years you could save		£ 42	
Estimated energy costs of this home			
Current costs	Potential costs	Potential future savings	
Lighting	£ 163 over 3 years	£ 128 over 3 years	You could save £ 42 over 3 years
Heating	£ 519 over 3 years	£ 534 over 3 years	
Hot Water	£ 353 over 3 years	£ 333 over 3 years	
Totals	£ 1,035	£ 995	
These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. They are based on the current energy use and individual household needs. They include average use for running appliances and for heating, ventilation and air conditioning, and electricity generated by photovoltaic panels.			
Energy Efficiency Rating			
		<p>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 9.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is rated D (rating 40).</p> <p>The EPC rating shows how in line you are with the standard. The average rating for all dwellings in England and Wales is rated D (rating 40).</p> <p>Only the most energy efficient dwellings are rated A.</p>	
Top actions you can take to save money and make your home more efficient			
Recommended measure		Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets.		£ 15	£ 27
To find out more about the recommended measures and other actions your landlord may be taking to save energy, visit www.gov.uk/energy-guidance or call 0800 545 5454 (national number). The green flag shows actions you can take to make your home warmer and cheaper to run.			

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.

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