



5 Starling Grove, Smiths Wood, B36 0RQ

£125,000

Ground floor apartment located in Smiths Wood. In brief the property comprises entrance hallway, open plan lounge/kitchen, two bedrooms, bathroom and allocated parking space. The property also benefits from double glazing and central heating (both where specified)

Approach

Access via a secure communal entrance.

Entrance Hallway

Radiator, two ceiling light points and storage cupboard housing boiler.

Open Plan Lounge/Kitchen

10'07" x 20'01" (3.23m x 6.12m)

Lounge having double glazed window and ceiling light point. Kitchen having a range of matching wall, base and drawer units, integrated oven, hob and extractor, sink with mixer tap over, space for white goods, radiator and ceiling light point.



Bedroom One

11'05" to wardrobes x 8'08" (3.48m to wardrobes x 2.64m)

Double glazed window, ceiling light point and radiator.



Bedroom Two

10'07" x 6'11" (3.23m x 2.11m)

Double glazed window, ceiling light point and radiator.



Bathroom

Low level wc, wash hand basin, bath with shower over, ceiling light point and radiator.

Allocated Parking Space

Allocated space located outside of the block.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Approx 109 years remaining

Service Charge: Approx £1905.32 per annum

Ground Rent Approx £356.04 per annum

Council Tax Band - A

EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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		

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.