



## **38 Burtons Park Road, Smiths Wood, B36 0TW**

### **£140,000**

Ground floor apartment in the popular location of Smiths Wood. In brief the property comprises entrance hallway lounge diner, kitchen, two bedrooms and shower room. The property also benefits from double glazing, central heating (both where specified) and allocated parking.



## Entrance

Via a secure communal door.



## Hallway

Two storage cupboards, radiator and ceiling light point,

## Lounge

17'11 x 14'4 max (5.46m x 4.37m max)

Two double glazed windows to front, double glazed window to side, two radiators and two ceiling light points.



## Kitchen

8'10 x 8'5 (2.69m x 2.57m)

Double glazed window to rear, Refitted kitchen, wall base and drawer units, integrated oven, induction hob with extractor and microwave, sink with mixer tap, wall mounted central heating boiler, radiator and ceiling light point.



## Bedroom One

12'1 x 8'9 (3.68m x 2.67m)

Double glazed window to front, radiator and ceiling light point.



## Bedroom Two

10'9 max 8'7 min x 7'8 max 5'9 min (3.28m max 2.62m min x 2.34m max 1.75m min)

Double glazed window to rear, radiator and ceiling light point.



## Refitted Shower Room

Shower enclosure, hand wash basin, low level w/c, radiator and ceiling light point.



## Communal Gardens

## 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.

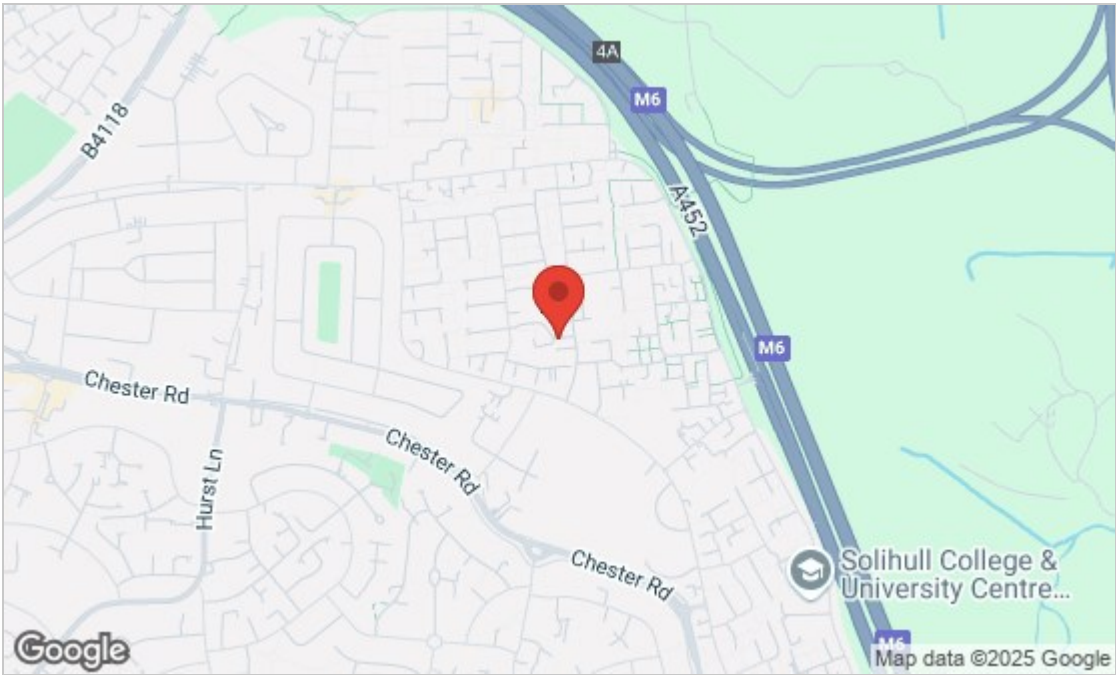
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Service Charge approx £2405.00 per annum

Ground Rent approx £256 per annum

Council Tax Band - A

EPC Rating - TBC



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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