



## 66 Bantry Close, Sheldon, B26 3LR

### Offers in excess of £145,000

Second floor flat in the popular location of Sheldon. In brief the property comprises hallway, lounge diner, kitchen, two bedrooms, bathroom, garage en-bloc. The property also benefits from NO CHAIN.

## Approach

Via secure communal area

## Hallway

Storage cupboard and ceiling light point.

## Lounge

21'06 x 11'06 (6.55m x 3.51m)

Two double glazed windows, radiator and two ceiling light points.



## Inner Hallway

Storage cupboard

## Kitchen

12'11 max x 11'05 (3.94m max x 3.48m)

Double glazed window, wall base and drawer units, Sink with drainer and mixer tap, space for white goods, storage cupboard, wall mounted central heating boiler and ceiling light point.

## Bedroom One

11'04 x 9'11 (3.45m x 3.02m)

Double glazed window, built in wardrobe, radiator and ceiling light point.



## Bedroom Two

11'04 x 9'11 (3.45m x 3.02m)

Double glazed window, built in wardrobes, radiator and ceiling light point.

## Bathroom

Double glazed obscured window, panel bath with shower over, low level w/c, hand wash basin with vanity below, heated towel rail and ceiling light point.

## 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 and funds at offer stage, a sale cannot be agreed without this.

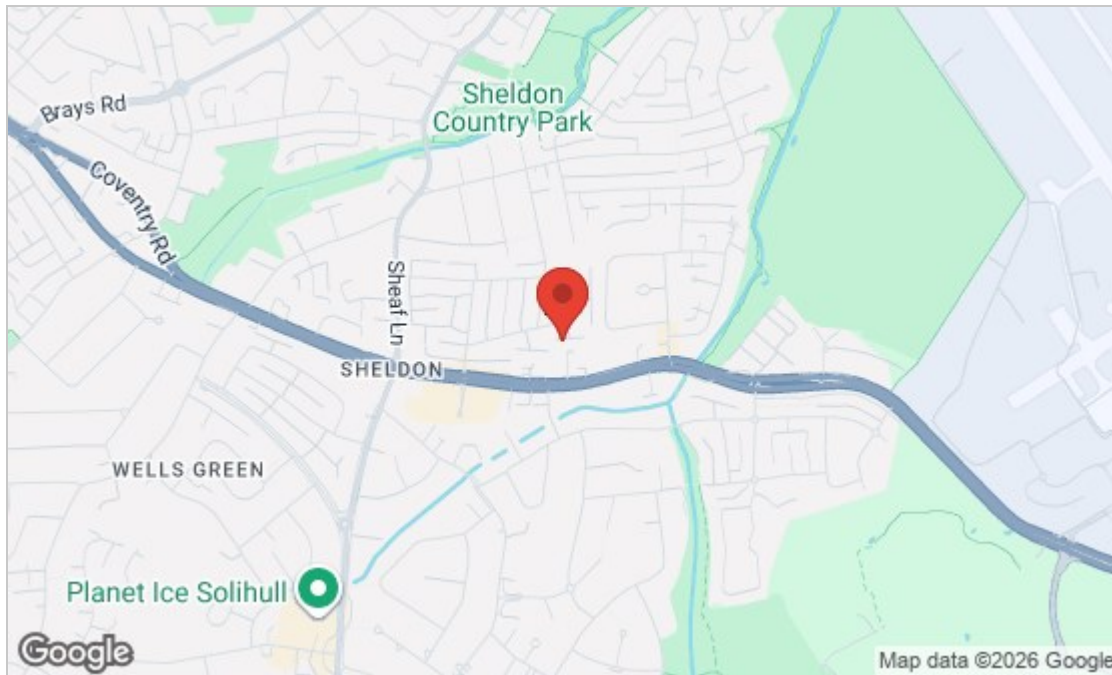
Council Tax Band: B

EPC Rating: D

Service Charge: £1728 approx

Ground Rent:

Lease Years Remaining Approx: 125



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		57	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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