



29 Maytrees, May Farm Close, Hollywood B47 5DN    £105,000

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## Key Features

Reception Hall  
 Living Room  
 Re-Fitted Kitchen  
 Double Bedroom  
 Re-Fitted Bathroom  
 Gas Central Heating  
 Double Glazing  
 Communal Parking  
 Communal Gardens  
 No Chain

29 May Trees is a well proportioned, newly refurbished, one bed roomed, ground floor apartment, conveniently situated in this popular residential area.

## Tenure

We have been advised that the property is LEASEHOLD with 99 years unexpired on the lease. The property is subject to an annual service charge of £333 and a ground rent charge of £10 per annum. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

I purchased 29 May Trees approximately 10 years ago as an investment property. During this period I have only ever had the property empty for 3 months in total so has been a true gem in investment terms.

The property had been achieving £450 pcm prior to having a new kitchen and bathroom, new boiler and new carpet throughout.

I have been advised 29 May Trees will now comfortably achieve £500 pcm in rent (so not a bad investment or yield).

Alternatively the property would be perfect for a first time buyer or someone looking to down scale.

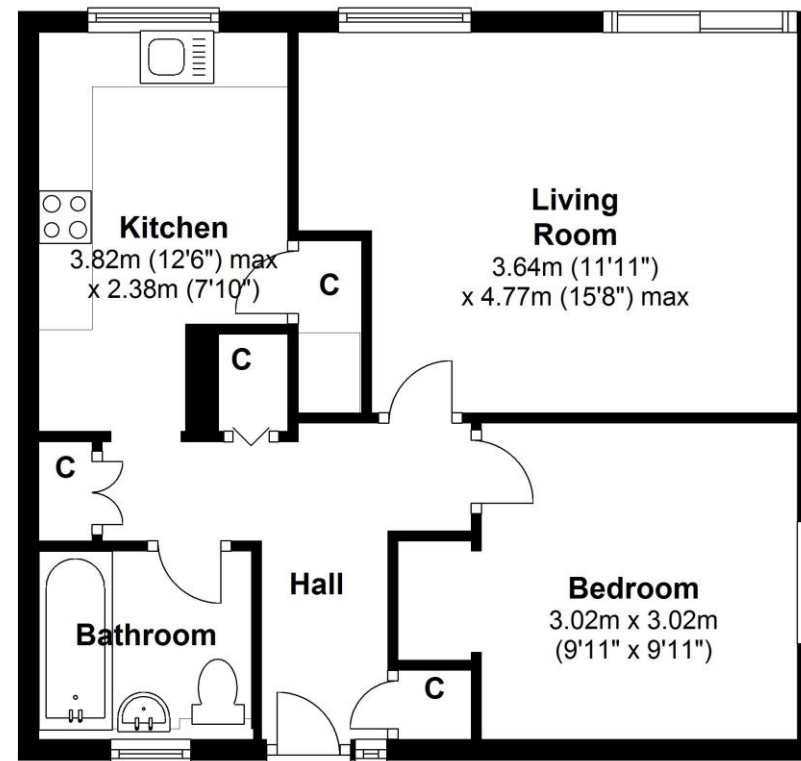
With nothing to spend on this property as it has been completely refurbished.

Also benefiting from being on the ground floor with its own private entrance and balcony.



## Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environment Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 48.8 sq. metres (525.5 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

