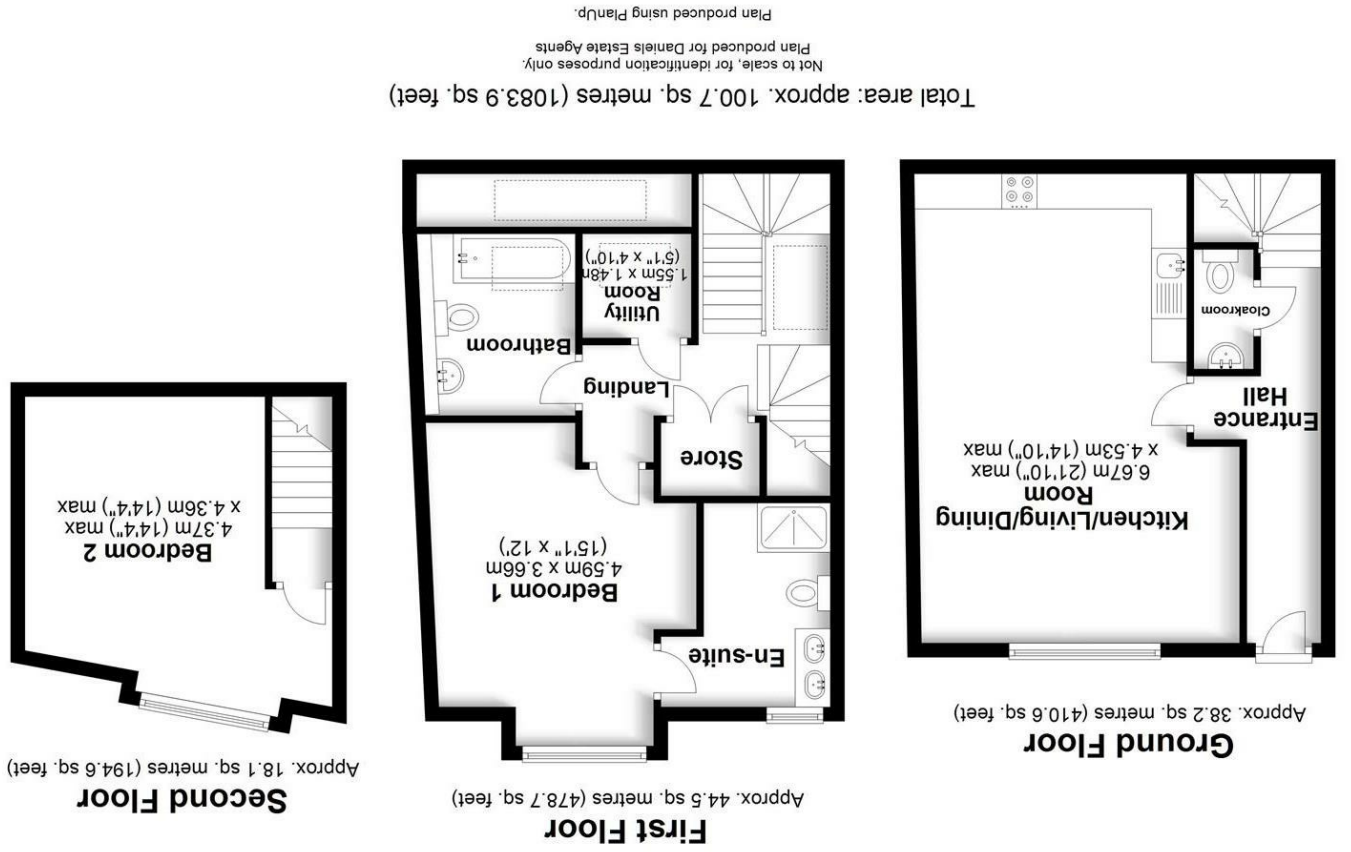


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance hallway

Double glazed door. Wooden flooring.

Cloakroom

Wall hung wash hand basin with mixer tap. Low level WC.

Living/Dining Room

Double glazed floor to ceiling window to front.

Kitchen

A range of wall and base mounted units in matt grey with work surfaces over and stainless steel sink unit. Built-in oven. Induction hob with extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Double glazed roof light.

First Floor Landing

Fitted carpet. Double glazed roof light.

Bedroom One

Double glazed oriel window to front. Fitted carpet.

En-suite Shower Room

Double glazed window to front. Glazed shower cubicle with rainfall shower head and wand attachment. Pedestal wash hand basin. Low level WC. Slate floor.

Bathroom

Double glazed window to side. Bath with shower and shower screen over. Low level WC. Pedestal wash hand basin. Double glazed roof light.

Utility Room

Plumbing and space for washing machine and tumble drier. Double glazed roof light.

Storage Cupboard

Second Floor Landing

Fitted carpet.

Bedroom Two

Double glazed window to front. Fitted carpet.

Communal Garden

Allocated Parking Space

Accessed via driveway and remote control gates.

Estate Charge

We understand there will be a service charge of around £500 per annum to cover costs for communal service, lighting, the driveway etc. Please ask if you require further detail.

Note

The developer advises that specification is subject to change during the construction process.

