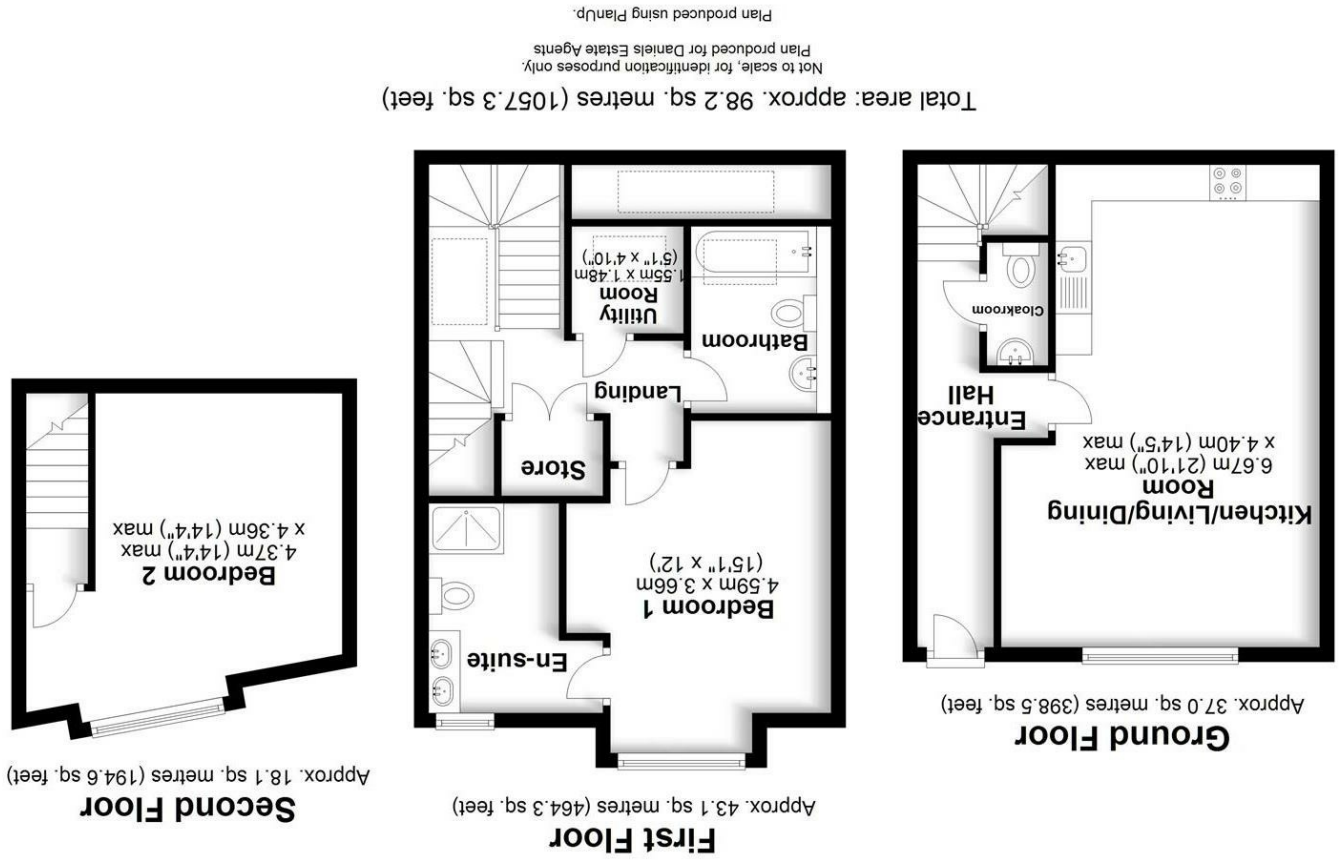


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		(1-20) <b>G</b>
		(21-38) <b>F</b>
		(39-54) <b>E</b>
		(55-68) <b>D</b>
		(69-80) <b>C</b>
		(81-91) <b>B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

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Energy Efficiency Rating**





### Entrance Hallway

Double glazed door.

### 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 with work surfaces over and stainless steel sink unit. Built-in oven and 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.

### 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

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.

