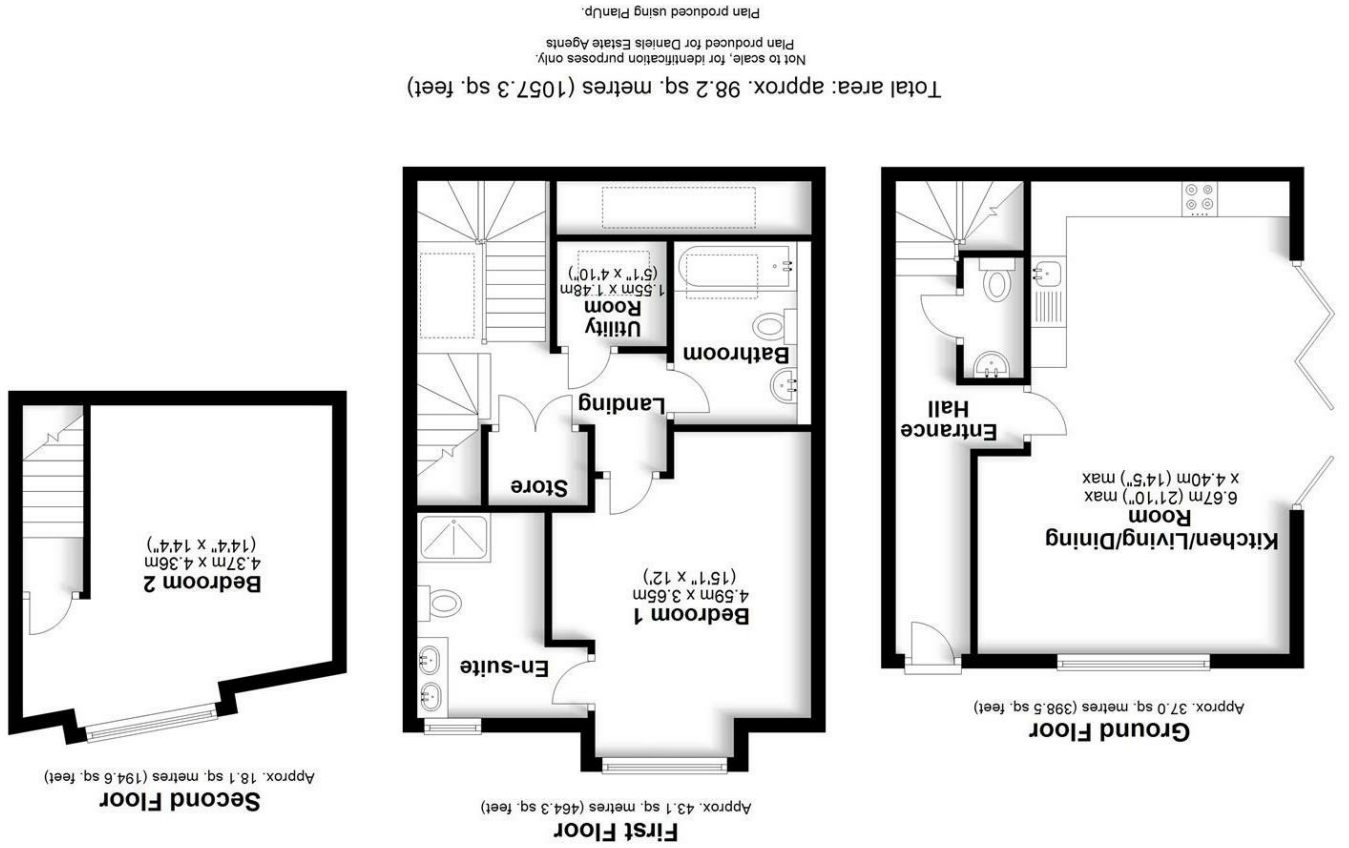


Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
Environmental Impact (CO <sub>2</sub> ) Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC 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	





### 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. Double glazed doors to garden.

### Kitchen

A range of wall and base mounted units with work surfaces over and stainless steel sink unit. Built-in oven with induction hob with extractor hood over. 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. Shower cubicle. 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.

### Private Garden

### Communal garden

### Allocated Parking Space

Accessed via driveway.

### 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.

