

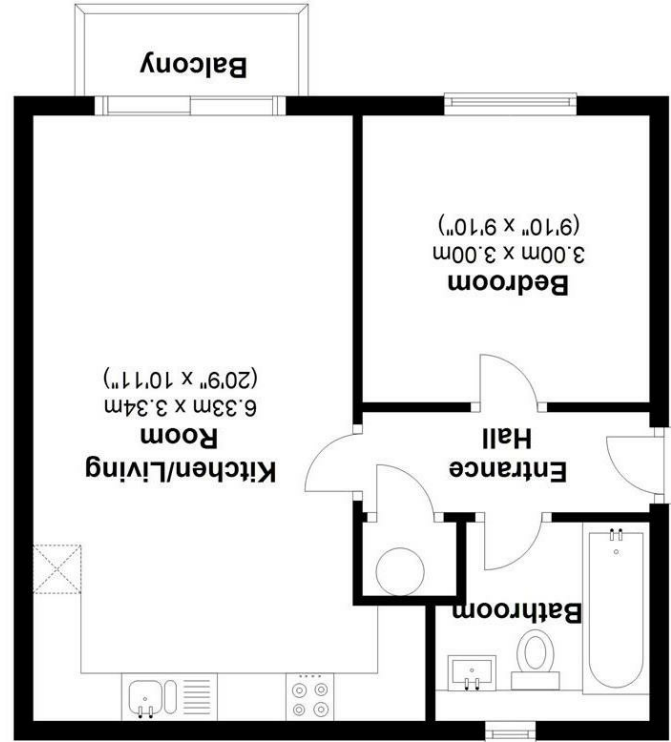
England & Wales		EU Directive 2002/91/EC
Potential		
Current		
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

England & Wales		EU Directive 2002/91/EC
Potential		
Current	84	84
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		

**Energy Efficiency Rating**

Total area: approx. 40.7 sq. metres (438.6 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced using PlanUp.



**First Floor**  
 Approx. 40.7 sq. metres (438.6 sq. feet)





### Entrance Hall

Secure communal front door. Stairs leading to first floor. Hard wood front door leading to:-

### Hallway

Entry phone system. Airing cupboard housing electric hot water system. LVP wood effect flooring. Doors to:-

### Living Room

A bright and spacious room with LVP wood effect flooring throughout. Low voltage down lighters. Double glazed sliding doors to balcony. The balcony provides enough space for a small table and chairs. Under floor heating plus two electric wall mounted radiators.

### Kitchen Area

A quality high gloss grey kitchen with a range of wall and base mounted units with Quartz stone work surfaces and upstands over. A stainless steel sink unit with mixer tap. A full range of integrated appliances to include electric oven and ceramic hob with extractor fan over, fridge/freezer, dishwasher and washing machine. Double glazed window to rear. Under floor heating.

### Bedroom

A double glazed window to rear. Under floor heating plus electric wall mounted radiator.

### Bathroom

A luxury bathroom suite comprising: Bath with mixer tap and shower over with glazed shower screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Double glazed window to rear. Shaver point. Towel rail.

### Parking

An allocated parking space within a private carpark.

### Lease

119 years remaining.

### Service Charge

£1116.08 per annum.

### Ground Rent

£200 per annum.

