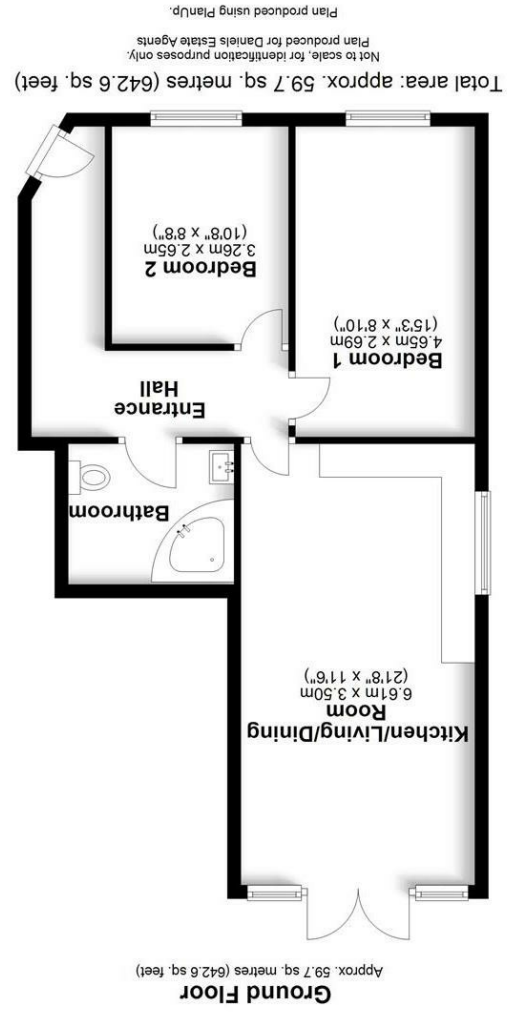


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

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

UPVC front door leading to hallway. Down lighters. Radiator. Doors to:-

Not applicable.

Bathroom

Corner bath with mixer tap, shower attachment and retractable shower screen.. Wash hand basin. WC. Part tiled walls and tiled flooring. Radiator. Extractor fan.

Bedroom One

Double glazed sash window to front. Radiator.

Bedroom Two

Double glazed sash window to front. Radiator.

Kitchen

Double glazed sash window to side. A modern well fitted kitchen with a range of wall and base mounted units with wooden worktops. Inset stainless steel sink with mixer tap and drainer. Tiled splash backs. Integrated appliances to include: electric oven and hob with extractor fan, fridge/freezer and free standing washing Machine. Tiled flooring. Wall mounted Ideal Logic gas combination boiler.

Living Room

Patio doors and windows to rear private garden. Down lighters. Radiator.

Garden

A generous size low maintenance south/west facing private garden with side gate access.

Parking

Allocated parking space with additional free public car park directly across the road.

Lease

111 years remaining.

Service Charge

£1,600 per annum.

Ground Rent

