

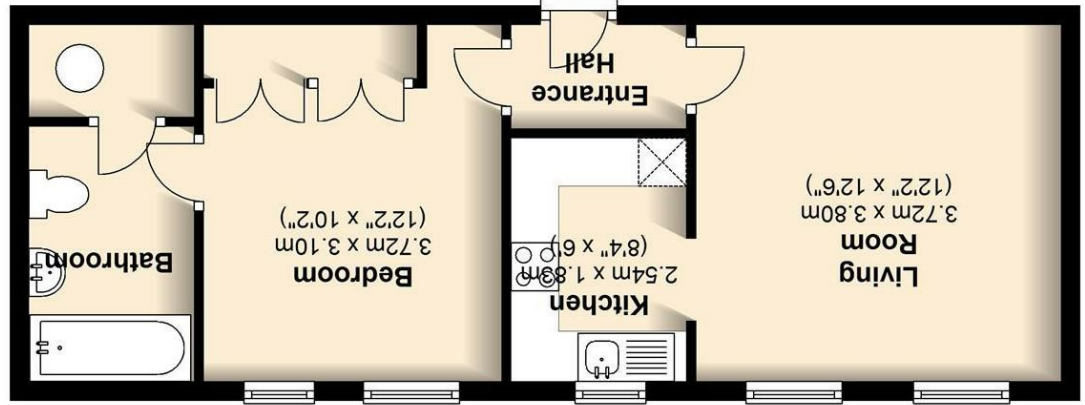
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

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

Total area: approx. 40.0 sq. metres (430.4 sq. feet)



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First Floor





Entrance Hallway

A hard wood front door. Wood effect flooring. Storage heater. Doors leading to:-

Living Room

Two sash windows to side. Bespoke built-in book shelves and storage. Wood effect flooring. Electric radiator. Coved ceiling and picture rail. Opening to:-

Kitchen

A range of wall and base mounted units with wood effect work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated cooker with ceramic hob and extractor. Integrated fridge/freezer. Plumbing for washing machine. Sash window to side.

Bedroom

Two sash windows to side. A bespoke range of fitted wardrobes. Coved ceiling and picture rail. Electric radiator. Door leading to:-

Bathroom

A fully tiled luxury bathroom suite comprising: Bath tub with mixer tap and shower attachment. Glazed shower enclosure. Sink with mixer tap. WC. Chrome heated towel rail. Back lit mirror fronted wall cabinet. Storage cupboard housing lagged hot water cylinder.

Communal Grounds

Delightful grounds extending to some eight acres with formal lawns, a range of mature shrubs and specimen trees. Two ponds. Fenced tennis court and BBQ area.

Parking

An allocated parking space with additional visitors parking.

Maintenance Charge

We understand the charge for the current year is approximately £3,045 to cover maintenance of the building and grounds along with buildings insurance.

Lease

964 years remaining

