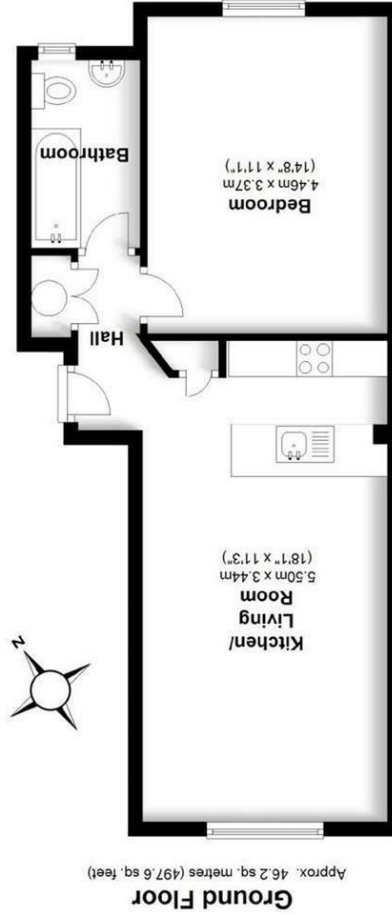


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Not environmentally friendly - higher CO2 emissions (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A		Not energy efficient - higher running costs (1-20) G (21-38) F (39-54) E (55-68) D (69-80) C (81-91) B (92 plus) A	
Very environmentally friendly - lower CO2 emissions		Very energy efficient - lower running costs	
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
69		74	

Total area: approx. 46.2 sq. metres (497.6 sq. feet)  
 Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
 Plan produced using PlanUp.





### Communal Entrance

A part glazed and wooden front door. Window to side and rear. Stairs to first floor. Communal

Not applicable.

### Hallway

A hard wood front door. LED down lighters. Airing cupboard housing hot water cylinder with shelving for linen. Digital heating thermostat. Wood effect flooring.

### Kitchen Area

A range of wall and base mounted units with breakfast bar. Granite work surfaces with up stands. Inset stainless steel sink unit with designer tap. Integrated cooker with Zanussi electric hob, AEG microwave, Zanussi washer/dryer and under counter fridge. Additional built-in cupboard. Led down lighters.

### Living Area

A double glazed window to rear. Radiator. Wood effect flooring. Access to an extremely large loft storage space housing a wall mounted Worcester gas boiler.

### Bedroom

A large double bedroom with double glazed window to front. Radiator. LED down lighters.

### Bathroom

A re-fitted bathroom suite comprising: Panelled bath with glazed screen and Aqualisa shower over. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Part tiled walls and tiled flooring. Double glazed window to front.

### Parking

An under cover off street allocated parking space with a concealed lock up storage space to rear.

### Service Charge

The insurance policy for the building is approximately £120 each between 3 properties. All other work is agreed and shared between the 3 parties.

### Ground Rent

