

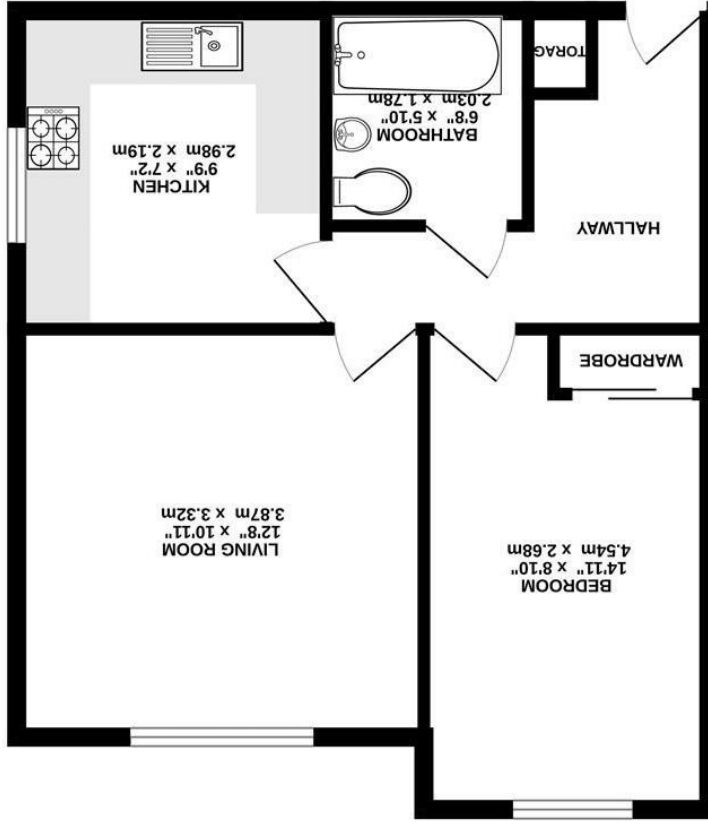
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		

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

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
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Not energy efficient - higher running costs		

**Energy Efficiency Rating**

These energy ratings are based on the accuracy of the figures provided here. Measurements of doors, windows, floors and other items are approximate and responsibility is taken by the person or persons. The data is the best available and should be used as a guide only. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox, 2024.





### Entrance

External cupboard housing meters with storage space. Hard wood front door. Cupboard housing hot and cold water tanks. Electric heater. Doors to:-

### Living Room

Window to rear. Feature fire place. Electric heater. Emergency pull cord.

### Kitchen

Window to side. A well maintained range of wall and base mounted units with work surface over. Stainless steel sink unit with mixer tap and tiled splash back. Integrated electric oven and hob with extractor over. Plumbing for washing machine. Electric heater. Emergency pull cord.

### Bedroom

Window to rear. Built in wardrobes with sliding mirror doors. Electric heater. Emergency pull cord.

### Bathroom

A modern white suite comprising: Paneled bath with mixer tap and shower attachment. Pedestal wash hand basin. WC. Part tiled walls and vinyl flooring. Extractor fan and electric heater. Emergency pull cord.

### Communal Garden

A well maintained communal garden located to the rear of the development with outside seating and drying area.

### Parking

Residents car park located to the rear of the development.

### Service Charge & Ground Rent

£325 per month to include ground rent.

### Lease

94 Years remaining.

### Council Tax

Band B

