

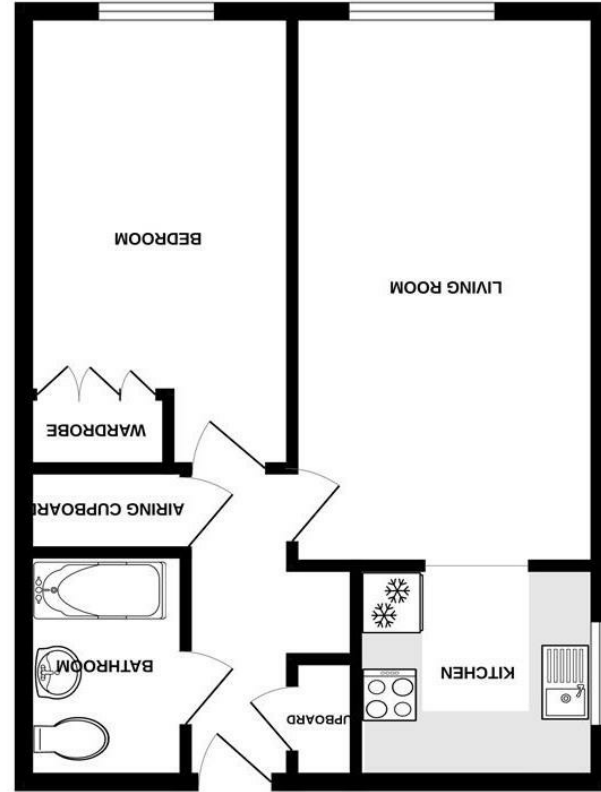
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) Rating

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

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, room and any other areas are approximate and no responsibility is taken for any errors or omissions. They are for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or performance.



First Floor





Communal Entrance

Entryphone system. Lifts to upper floors.

Entrance Hall

Coved ceiling. Electric heater. Coat cupboard. Airing cupboard. Carpet. Doors to:

Living Room

Double glazed window to front. Coved ceiling. Electric heater. Carpet. Opening onto:

Kitchen

Double glazed window to side. A range of wall and base mounted units with roll top work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer tap. Space for freestanding oven, fridge/freezer and washing machine.

Bedroom

Double glazed window to front. Coved ceiling. Electric radiator. A range of fitted wardrobes. Carpet.

Bathroom

A fully tiled bathroom suite comprising. Panelled bath with electric Mira shower over. Pedestal wash hand basin. Low level WC. Electric heater and extractor fan. Vinyl flooring.

Parking

Secure residents and visitors parking.

Communal Grounds

Well maintained communal garden areas.

Communal Rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms. It also includes a guest flat for friends and relatives to stay.

Lease

Lease expires in 2176. 152 years remaining.

Service Charge

£591.29 per quarter to include 24 hour monitoring service.

