

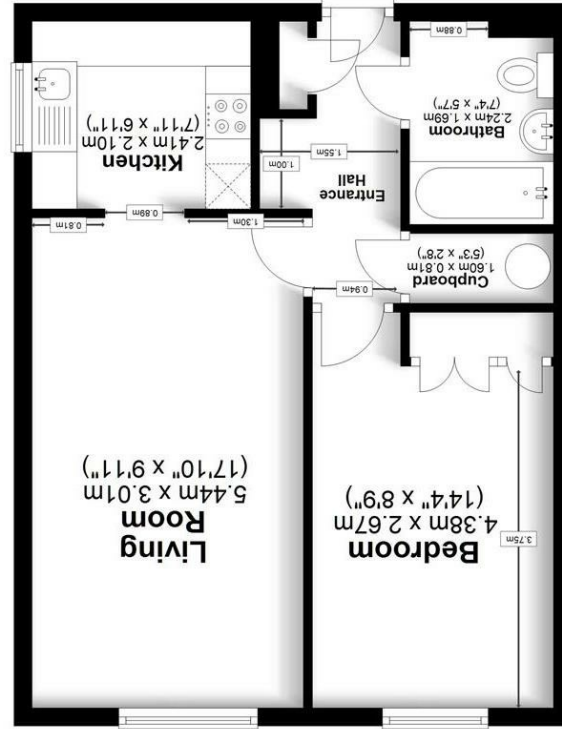
England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
Current	Not environmentally friendly - higher CO ₂ emissions	(1-20) G

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Very energy efficient - lower running costs	(92 plus) A
Current	Not energy efficient - higher running costs	(1-20) G

Energy Efficiency Rating

Total area: approx. 44.3 sq. metres (477.0 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents
 Plan produced using PlanUp.



Approx. 44.3 sq. metres (477.0 sq. feet)
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.

