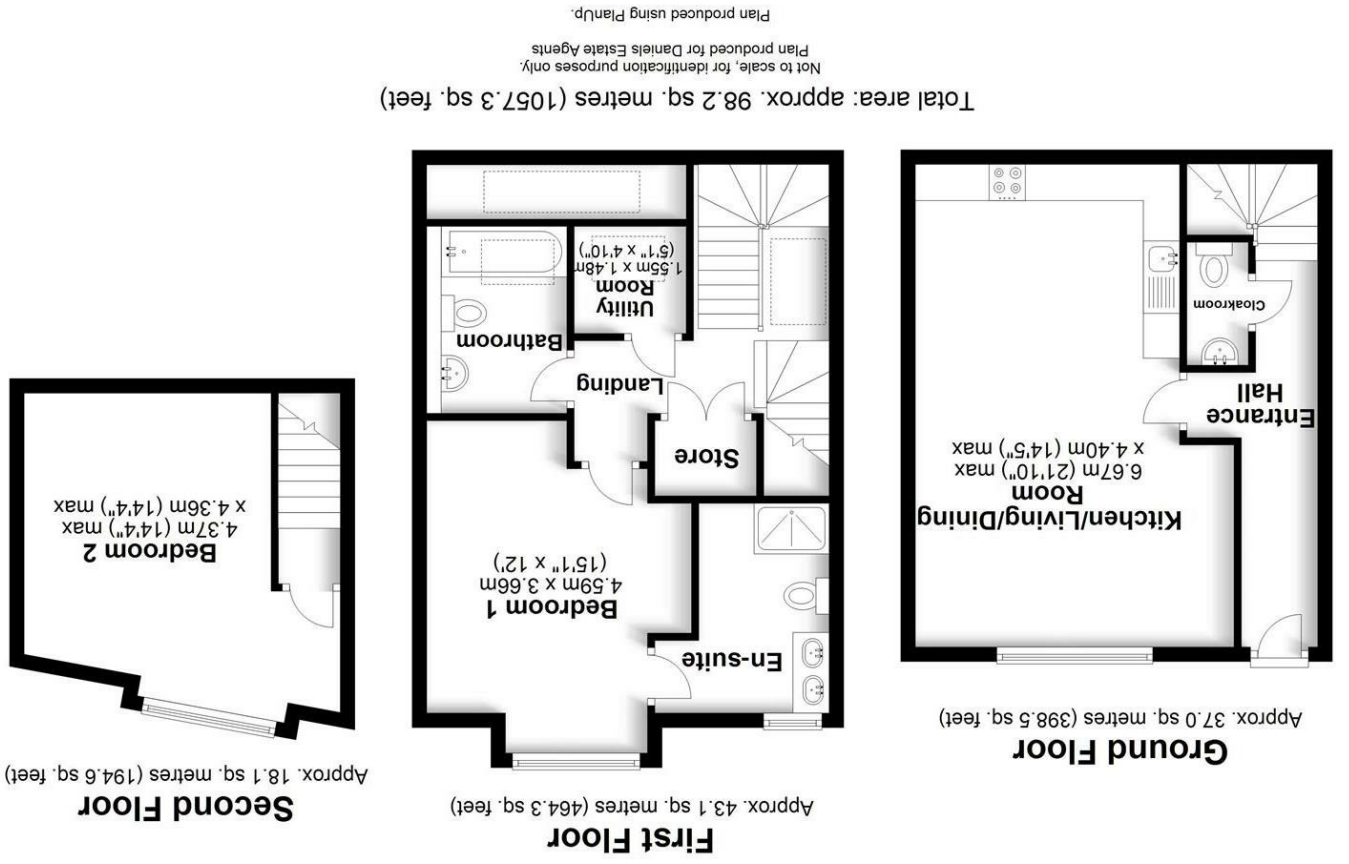


Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	Very energy efficient - lower running costs
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs	

Environmental Impact (CO <sub>2</sub> ) Rating	
Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Very environmentally friendly - lower CO <sub>2</sub> emissions
EU Directive 2002/91/EC England & Wales Not environmentally friendly - higher CO <sub>2</sub> emissions	





One of just four brand new two bedroom town houses in this convenient gated courtyard style development within a mile of the City station with excellent local amenities immediately at hand including OFSTED rated excellent schooling. The property has accommodation thoughtfully arranged over three floors and will offer a state of the art heating system utilising solar power and using the latest in green construction technology. Completion is scheduled for late 2023.

#### Entrance Hallway

Double glazed door.

#### Cloakroom

Wall hung wash hand basin with mixer tap. Low level WC.

#### Living/Dining Room

Double glazed floor to ceiling window to front.

#### Kitchen

A range of wall and base mounted units in matt grey with work surfaces over and stainless steel sink unit. Built-in oven and induction hob with extractor hood over. Dishwasher. American style fridge/freezer. Double glazed roof light.

#### First Floor Landing

Fitted carpet. Double glazed roof light.

#### Bedroom One

Double glazed oriel window to front. Fitted carpet.

#### En-suite Shower Room

Double glazed window to front. Glazed shower cubicle with rainfall shower head and wand attachment. Pedestal wash hand basin. Low level WC. Slate floor.

#### Bathroom

Contemporary free standing bath with mixer tap over. Low level WC. Pedestal wash hand basin. Slate floor. Double glazed roof light.

#### Utility Room

Plumbing and space for washing machine and tumble drier. Double glazed roof light.

#### Storage Cupboard

#### Second Floor Landing

Fitted carpet.

#### Bedroom Two

Double glazed window to front. Fitted carpet.

#### Communal Garden

#### Allocated Parking Space

Accessed via driveway and remote control gates.

#### Estate Charge

We understand there will be a service charge of around £500 per annum to cover costs for communal service, lighting, the driveway etc. Please ask if you require further detail.

#### Note

The developer advises that specification is subject to change during the construction process.

