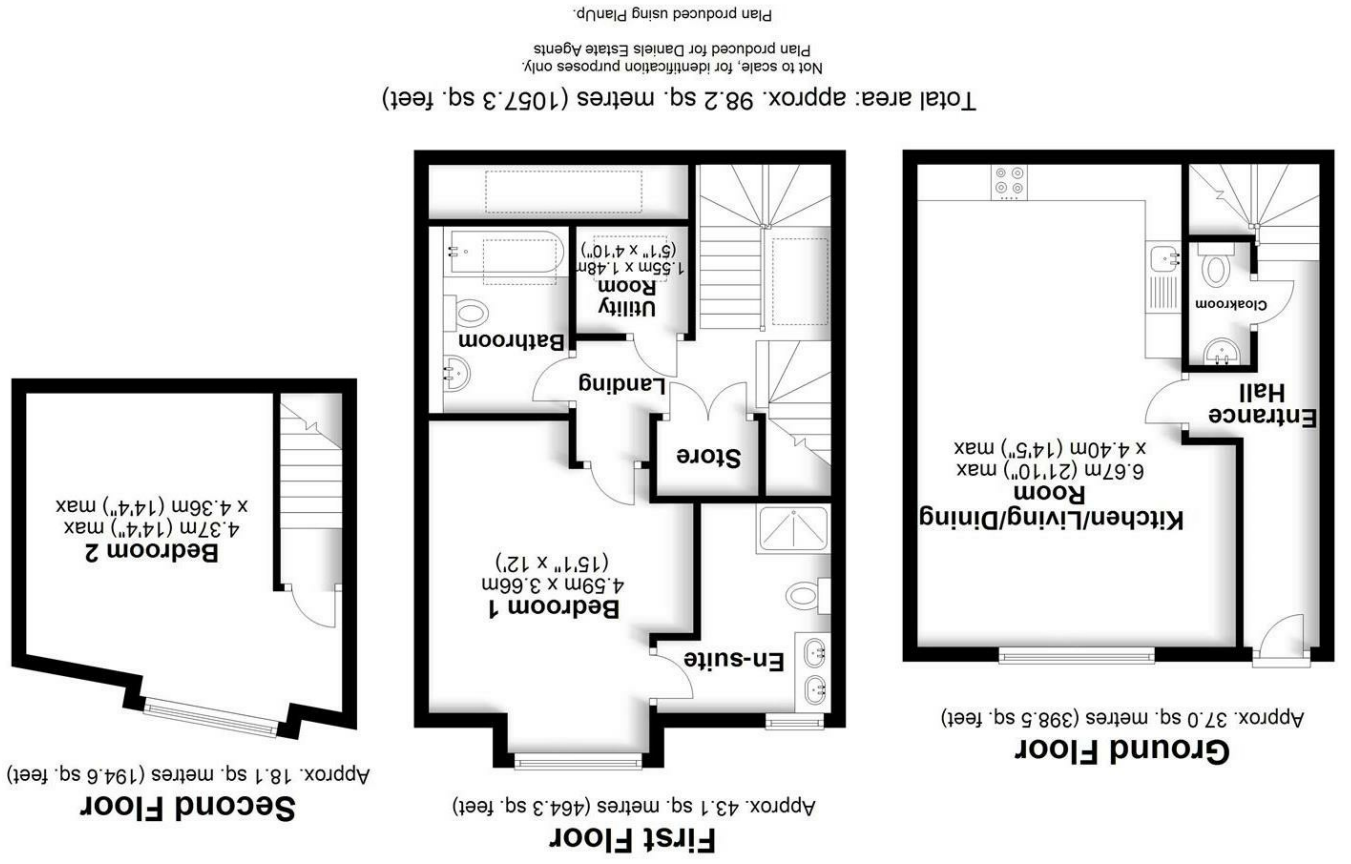


Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	Very energy efficient - higher running costs
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Environmental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





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.

