

| England & Wales | |
|-------------------------|---|
| EU Directive 2002/91/EC | |
| Potential | Very environmentally friendly - lower CO ₂ emissions |
| Current | 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 |

Environmental Impact (CO₂) Rating

| England & Wales | |
|-------------------------|---|
| EU Directive 2002/91/EC | |
| Potential | Very energy efficient - lower running costs |
| Current | 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 |

Energy Efficiency Rating

74

Total area: approx. 54.6 sq. metres (588.1 sq. feet)
 For identification purposes only. Not to scale. Outbuildings not included in square footage.
 Plan produced using PlanUp.



Approx. 54.6 sq. metres (588.1 sq. feet)

First Floor





Entrance Hall

Wood effect Karndean flooring. Under floor heating. Airing cupboard housing hot water and heating system. Doors to:-

Living Room

An extremely spacious living room with double glazed windows. Wood effect Karndean flooring. Under floor heating. Down lighters. Opening onto:

Kitchen

An extremely well maintained modern high gloss kitchen with a range of wall and base mounted units with Quartz work surfaces and up stands. Stainless steel sink unit with mixer tap. Integrated appliances to include: Oven with ceramic induction hob, extractor fan, dish washer, washer/dryer and fridge/freezer. Down lighters. Wood effect Karndean flooring. Under floor heating.

Bedroom

A generous size double bedroom with double glazed windows to side. Carpet flooring. Under floor heating.

Bathroom

A luxury bathroom comprising: Bath with mixer tap, over head shower and glass screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Extractor fan.

Parking

Allocated parking space.

Lease

117 years remaining.

Service Charge

£1000 per annum.

Ground Rent

£250 per annum.

