

Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Potential	Current
74	74

  

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

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.

