

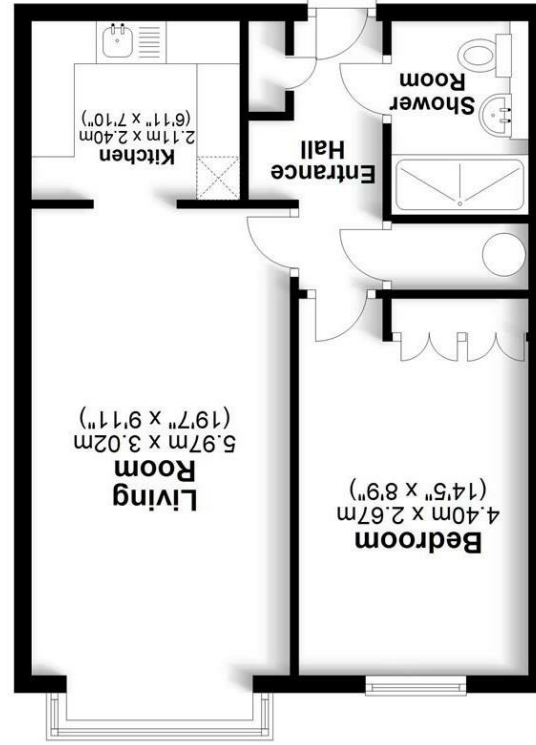
England & Wales		EU Directive 2002/91/EC														
Potential	Current															
Very environmentally friendly - lower CO <sub>2</sub> emissions																
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**Environmental Impact (CO<sub>2</sub>) Rating**

England & Wales		EU Directive 2002/91/EC														
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**Energy Efficiency Rating**

Total area: approx. 44.9 sq. metres (483.4 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced for Daniels Estate Agents  
 Plan produced using PlanUp.



**First Floor**  
 Approx. 44.9 sq. metres (483.4 sq. feet)







### Entrance Hall

Hardwood front door. Storage cupboard with fuse box. Airing cupboard housing hot water cylinder, cold water tank and shelving. Electric heater. Newly fitted carpet.

### Living Room

Double glazed bay window to front. Electric heater. Newly fitted carpet. Archway through to:-

### Kitchen

A fitted range of base and wall mounted units with roll edge work surfaces. Stainless steel sink unit. Tiled splash backs. John Lewis electric fan oven. AEG hob. Extractor fan. Plumbed for washing machine. Space for fridge/freezer. Vinyl flooring. Electric heater.

### Bedroom

Double glazed window to front. Fitted wardrobe. Electric heater. Newly fitted carpet.

### Shower Room

Pedestal wash hand basin. Low level WC. Large shower enclosure with glass sliding door. Double shower tray with Triton shower. Chrome heated towel rail. Electric heater. Wall mirror. Extractor fan. Vinyl flooring. Fitted shelving.

### Communal Rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

### Parking

Residents and guest parking.

### Lease

155 years remaining.

### Service Charge

£520 per quarter to include 24 hour monitoring service.

