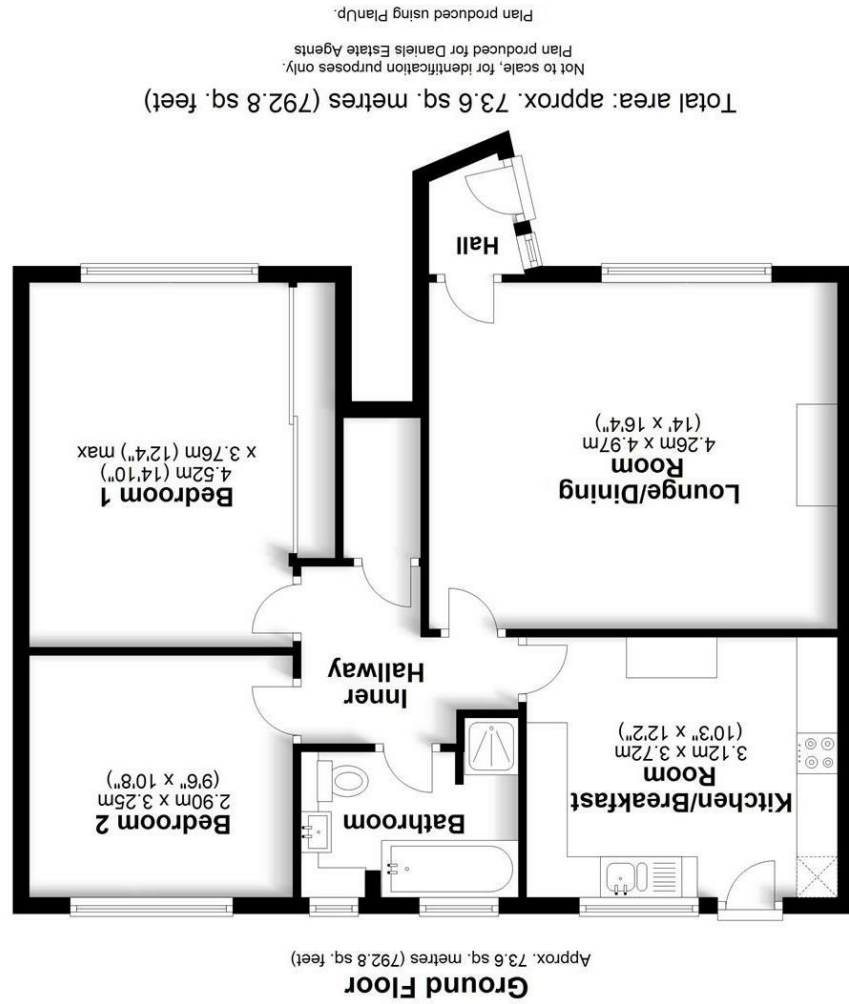


England & Wales		EU Directive 2002/91/EC
Potential	Current	
		Very environmentally friendly - lower CO <sub>2</sub> emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO <sub>2</sub> emissions

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Energy Efficiency Rating**





### Entrance Hallway

UPVC double glazed door to front. Coved ceiling.

### Lounge/Dining Room

Double glazed window to front. Coved ceiling.

### Inner Hallway

### Kitchen/Breakfast Room

Double glazed window to rear and double glazed door to garden. Fitted with a range of wall and base mounted units with roll top work surfaces over. Inset one and a half bowl sink unit with mixer tap over. Built-in oven with gas hob over and fitted extractor fan above. Plumbing for washing machine. Space for fridge freezer. Coved ceiling.



### Bedroom One

Double glazed window to front. Built-in wardrobes. Coved ceiling.

### Bedroom Two

Double glazed window to rear. Coved ceiling.

### Bathroom

Two double glazed frosted windows to rear. Paneled bath with shower attachment. Glazed shower cubicle. Vanity unit with wash hand basin. Low level WC.

### Communal Gardens

Beautifully maintained communal garden. Mainly laid to lawn with paved pathways and external lighting. Mature trees, flower bed and shrub borders. Clothes drying area.

### Garage

In a block close by. Metal up and over door.

### Service Charge

£929.84 for the current year. No ground rent payable.

