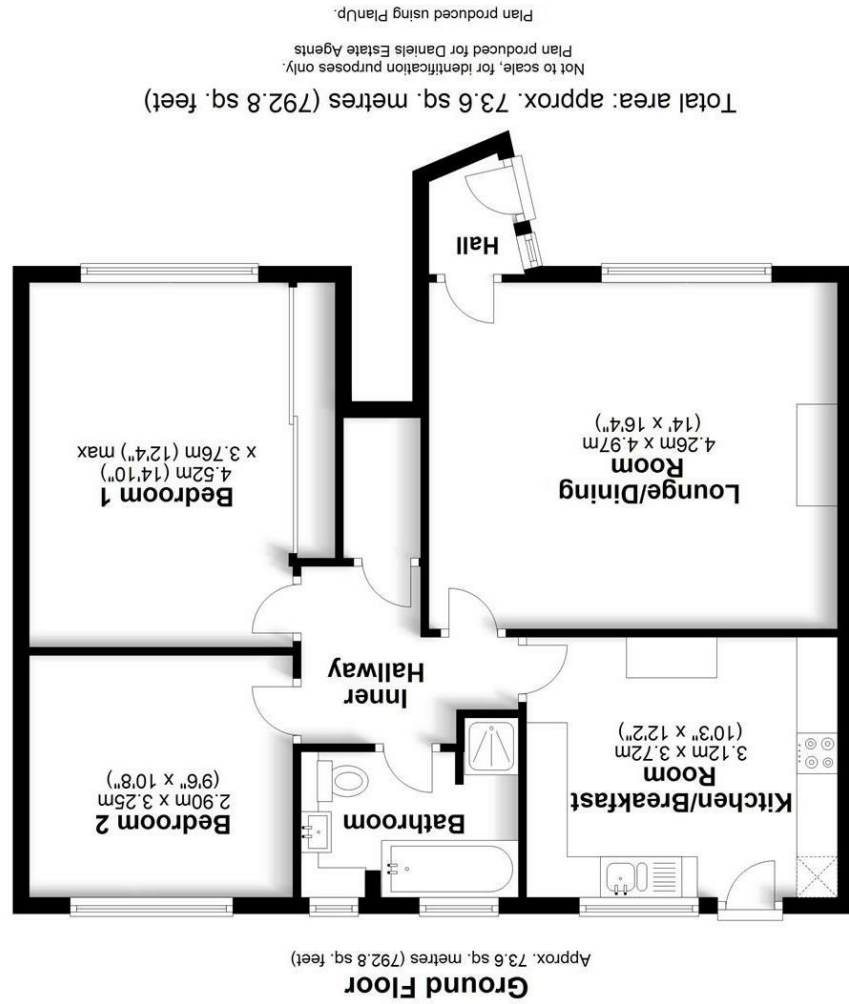


England & Wales		EU Directive 2002/91/EC
Potential	Current	
		Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO ₂ emissions

Environmental Impact (CO₂) 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.

