

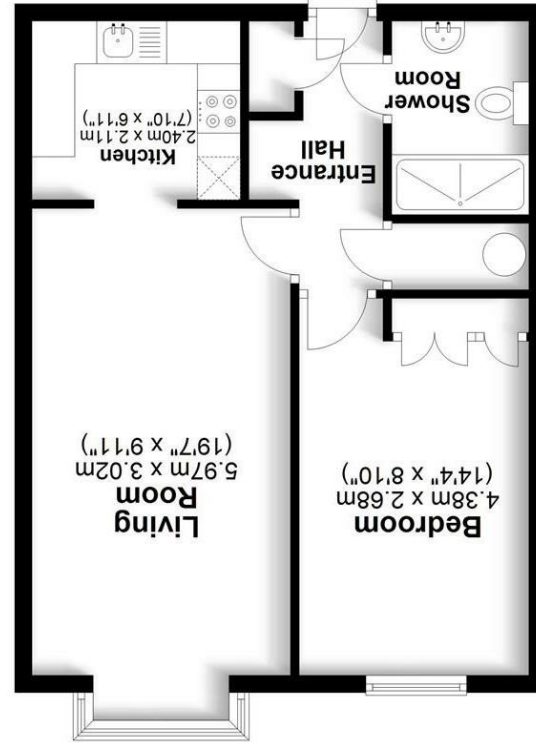
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO2 emissions	(1-20) G	
Potential	Current	

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

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

Energy Efficiency Rating

Total area: approx. 45.1 sq. metres (485.5 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced for Daniels Estate Agents  
 Plan produced using PlanUp.



Approx. 45.1 sq. metres (485.5 sq. feet)  
**First Floor**





### Entrance Hallway

Coved ceiling. Electric heater. Coat cupboard. Airing cupboard. Carpet. Doors to:

### Living Room

Double glazed window to front. Coved ceiling. Electric heater. Carpet. Opening onto:

### Kitchen

Re-fitted with a range of wall and base mounted high gloss units. Built-in stainless steel oven and microwave. Induction hob. Space for fridge freezer. Space and plumbing for washing machine.

### Bedroom

Double glazed window to front.

### Shower Room

Re-fitted with a glazed walk-in shower cubicle. Low level WC. Vanity sink unit with cupboards under.

### Communal Rooms

Large communal lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms. Guest flat for friends and relatives to stay.

### Communal Gardens

Well maintained communal gardens with patio, lawn, seating areas and a fish pond.

### Parking

Residents and visitors parking.

### Lease

Lease expires in 2176. 152 years remaining.

### Service Charge

£591.29 per quarter to include 24 hour monitoring service.

