

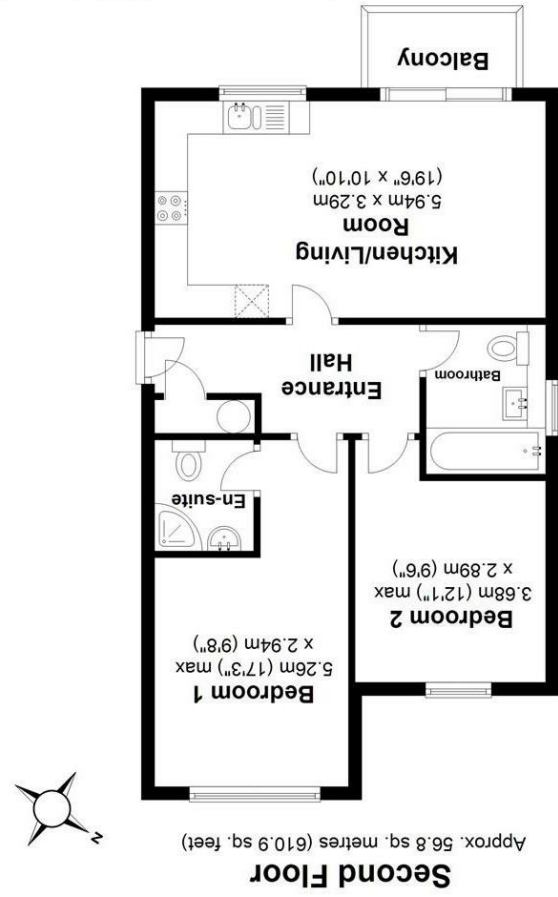
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

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

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

Energy Efficiency Rating

Total area: approx. 56.8 sq. metres (610.9 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced using PlanUp.





### Entrance Hall

Secure communal front door. Stairs leading to second floor. Hard wood front door leading to:-

### Hallway

Entry phone system. Airing cupboard housing electric hot water system. LVP (Laminate Vinyl Plank) wood effect flooring. Doors to:-

### Living Room

A bright and spacious room with LVP wood effect flooring throughout. Low voltage down lighters. Double glazed sliding doors to balcony. The balcony provides enough space for a small table and chairs.

### Kitchen Area

A quality high gloss grey kitchen with a range of wall and base mounted units with Quartz stone work surfaces and upstands over. A stainless steel sink unit with pull out mixer tap. A full range of integrated appliances to include Bosch oven and induction hob with extractor fan over, fridge/freezer, Bosch dishwasher and washing machine. Double glazed window to front.

### Bedroom One

A triple glazed window to rear.

### En Suite Shower

A luxury shower suite comprising: Glazed corner shower cubicle. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Shaver point.

### Bedroom Two

Triple glazed window to rear.

### Bathroom

A luxury bathroom suite comprising: Bath with mixer tap and shower over with glazed shower screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Frosted double glazed window to side. Shaver point. Towel rail.

### Parking

Two allocated parking spaces within a private carpark plus visitors parking.

### Communal Garden

A shared communal garden space mainly laid to lawn.

### Lease

119 years remaining.

### Ground Rent

£200 per annum.

### Service Charge

£1116.08 per annum.

