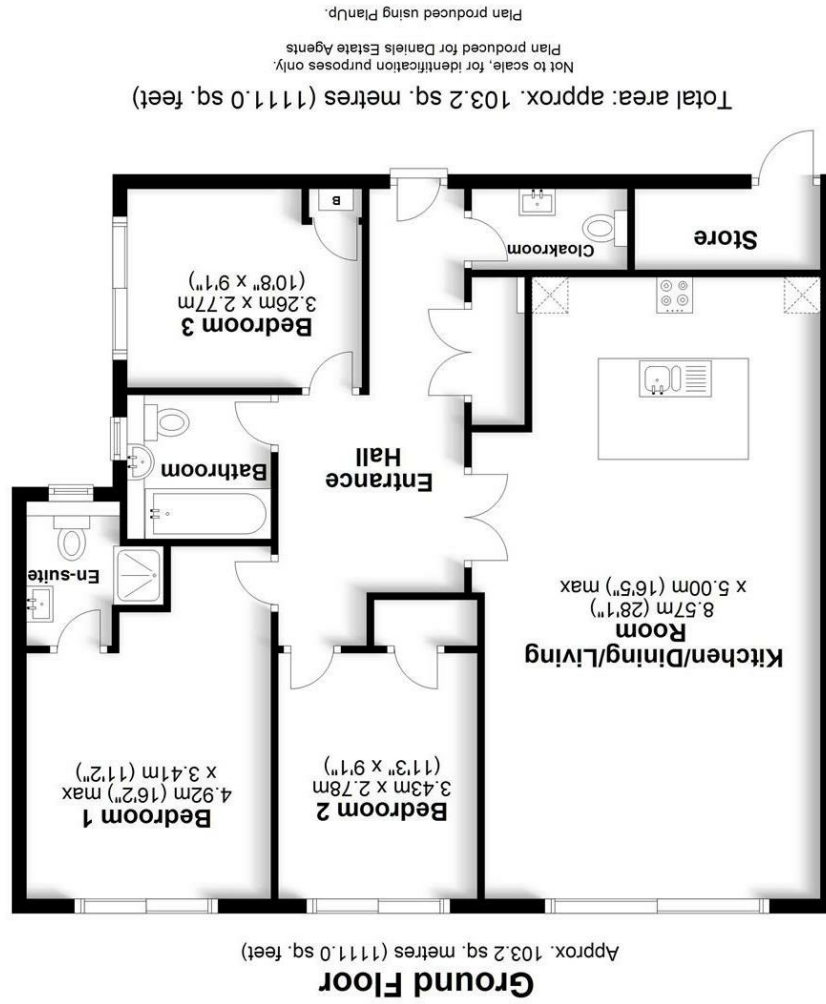


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

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







**Communal Entrance**

Secure communal entrance doors from both Old London Road and London Road with entry phone system.

**Hallway**

Solid oak front door. Oak flooring. Down lighters. Radiator. Entry phone system. Large built in storage cupboard.

**Cloakroom**

Fully tiled. Low level WC. Vanity wash hand basin. Chrome heated towel rail. Down lighters. Extractor fan.

**Living/Dining Area**

Double glazed sliding patio door with integrated blinds leading to private patio space . Down lighters. Radiator. Oak flooring.

**Kitchen**

A well fitted contemporary kitchen comprising a range of wall and base mounted units with Quartz stone work surfaces and up stands. Island and breakfast bar with inset stainless steel sink, mixer tap and instant hot water tap. A full range of Bosch integrated appliances to include oven and microwave oven, Gas hob with extractor fan over, fridge/freezer, dish washer and washer/dryer. Tiled flooring. Under counter lighting, down lighters plus pendant lighting.

**Master Bedroom**

Double glazed sliding patio doors with integrated blinds leading to private patio space. Down lighters. A well fitted range of wardrobes. Radiator. Door to:-

**En Suite**

A fully tiled shower room comprising:- Glazed shower cubicle. Vanity wash hand basin. Low level WC. Wall mounted back lit mirror. Down lighters. Extractor fan. Heated towel Rail. Double glazed window.

**Bedroom Two**

Double glazed sliding patio doors with integrated blinds leading to private space. Built-in wardrobe. Down lighters. Radiator.

**Bedroom Three**

Double glazed sliding patio doors with integrated blinds leading to private space. Built-in wardrobe. Down lighters. Radiator.

**Bathroom**

A fully tiled bathroom comprising:- Panelled bath with mixer tap and detachable wand. Wash hand basin. Low level WC. Wall mounted back lit mirror. Down lighters. Extractor fan. Heated towel Rail. Double glazed window.

**Communal Garden**

**Parking and Storage**

A secure gated covered parking bay with private EV charger point. Good size storage cupboard located within the communal entrance hall.

**Lease**

150 Year lease with approximately three years expired.

**Service Charge**

Approximately £1,200 per annum.

**Ground Rent**

£250.00 per annum.

