

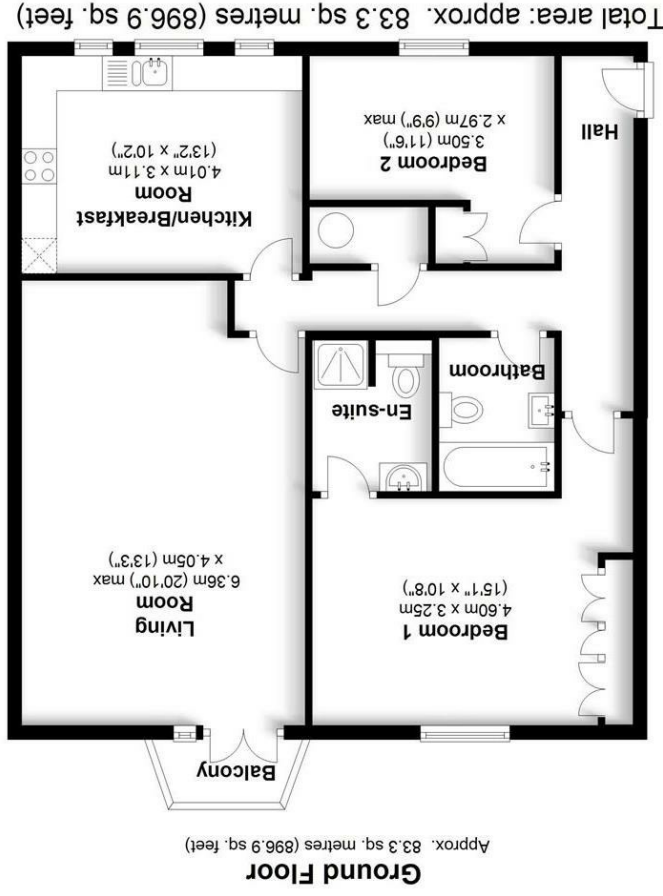
England & Wales		EU Directive 2002/91/EC
Potential	Current	
		Very environmentally friendly - lower CO <sub>2</sub> emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO <sub>2</sub> emissions

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

6 Ashtree Court, Granville Road, St. Albans  
 Plan produced using PlanUp.  
 For identification purposes only. Not to scale. Outbuildings not included in square footage.





**Communal Entrance**

Secure communal front door. Stairs to all floors. Entry phone system.

**Hallway**

A hard wood front door. Entry phone system. Coved ceiling. Radiator. A large airing cupboard housing hot water system and consumer unit with storage. Doors to:-

**Living Room**

Double glazed doors leading to private balcony. Coved ceiling. Radiators.

**Kitchen**

Double glazed windows to front. A range of wall and base mounted units with tiled work surfaces and splash backs. Inset sink with mixer tap. Wall mounted Vaillant Gas boiler. Integrated gas hob and electric oven. Space and plumbing for dishwasher, washing machine and fridge/freezer. Radiator. Vinyl flooring.

**Master Bedroom**

Double glazed window to rear. Coved ceiling. Radiator. Door to:-

**En-suite Shower Room**

A glazed shower cubicle with thermostatic shower. Vanity wash hand basin. WC. Part tiled walls and vinyl flooring. Radiator. Extractor fan.

**Bedroom Two**

Double glazed window to front. Coved ceiling. Radiator.

**Bathroom**

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. WC. Part tiled walls and vinyl flooring. Radiator. Extractor.

**Parking**

An allocated parking bay.

**Lease**

215 years from 1990 (181 years remaining)

**Maintenance**

Current year £91.39 per month.

**Insurance**

Current year £455.79.

**Ground Rent**

Peppercorn.

