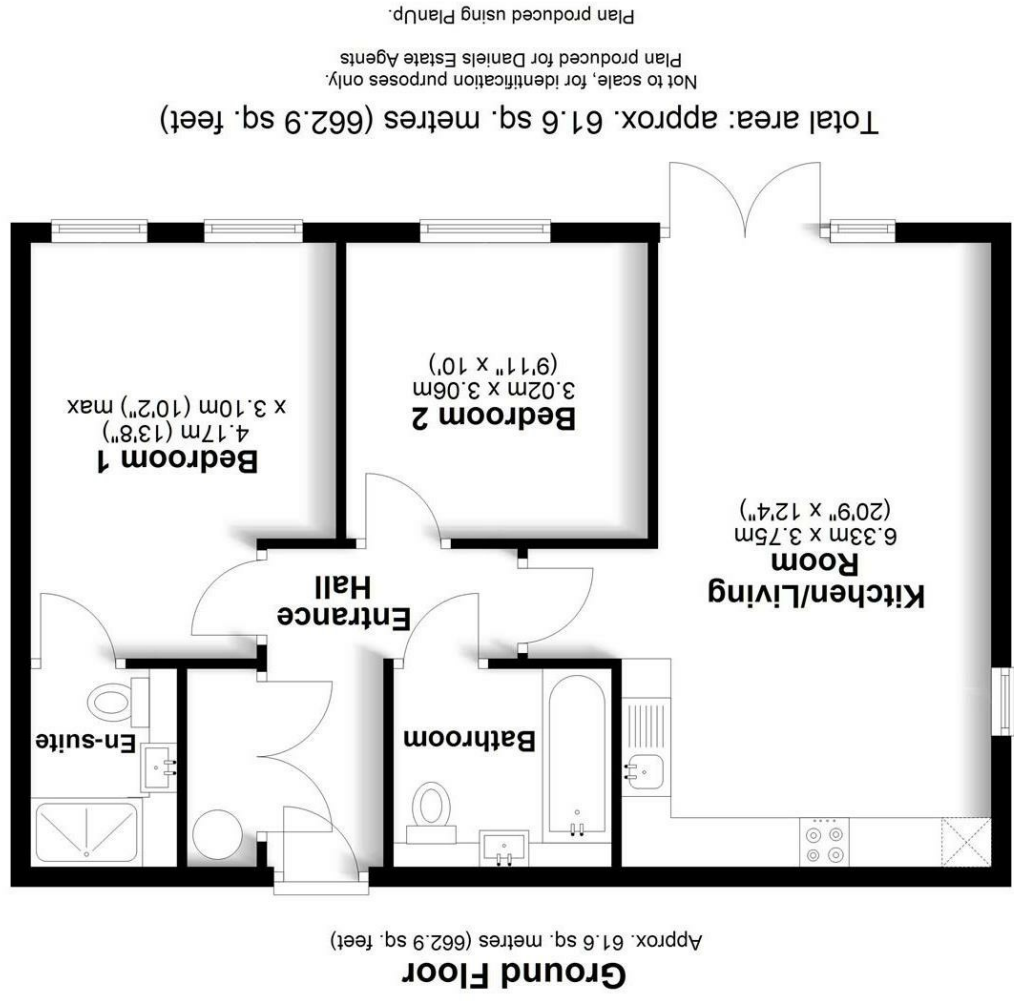


England & Wales		EU Directive 2002/91/EC
Potential		
Current		

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

England & Wales		EU Directive 2002/91/EC
Potential		
Current	77	77

**Energy Efficiency Rating**





**Communal Entrance**

Secure communal entry door and video entry system.

**Hallway**

Secure front door. A large storage cupboard housing hot water system. Radiator. LVT flooring. Doors to:-

**Living Room**

Double glazed windows and double doors leading to private patio space. Radiator. LVT flooring.

**Kitchen Area**

A modern range of high gloss wall and base units with wood effect work surfaces and up-stands. Inset stainless steel sink unit with mixer tap and tiled splash back. An integrated range of Zanussi appliances to include:- Electric hob and oven with extractor hood, fridge/freezer, dishwasher and AEG washer/dryer. LVT flooring. Double glazed window to side. Radiator.

**Master Bedroom**

Double glazed windows to front. Radiator. Door to:-

**En-Suite**

A glazed double shower cubicle with thermostatic shower. Wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Down lighters. Extractor fan. Part tiled walls and tiled flooring

**Bedroom Two**

Double glazed window to front. Radiator.

**Bathroom**

Paneled bath with glazed screen, mixer tap and shower attachment. Wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Down lighters. Extractor fan. Part tiled walls and tiled flooring

**Parking**

An allocated parking bay accessed via a secure gated barrier.

**Lease**

118 year remaining.

**Service Charge**

£1091.02 for year 2023.

**Ground Rent**

£400 per annum.

