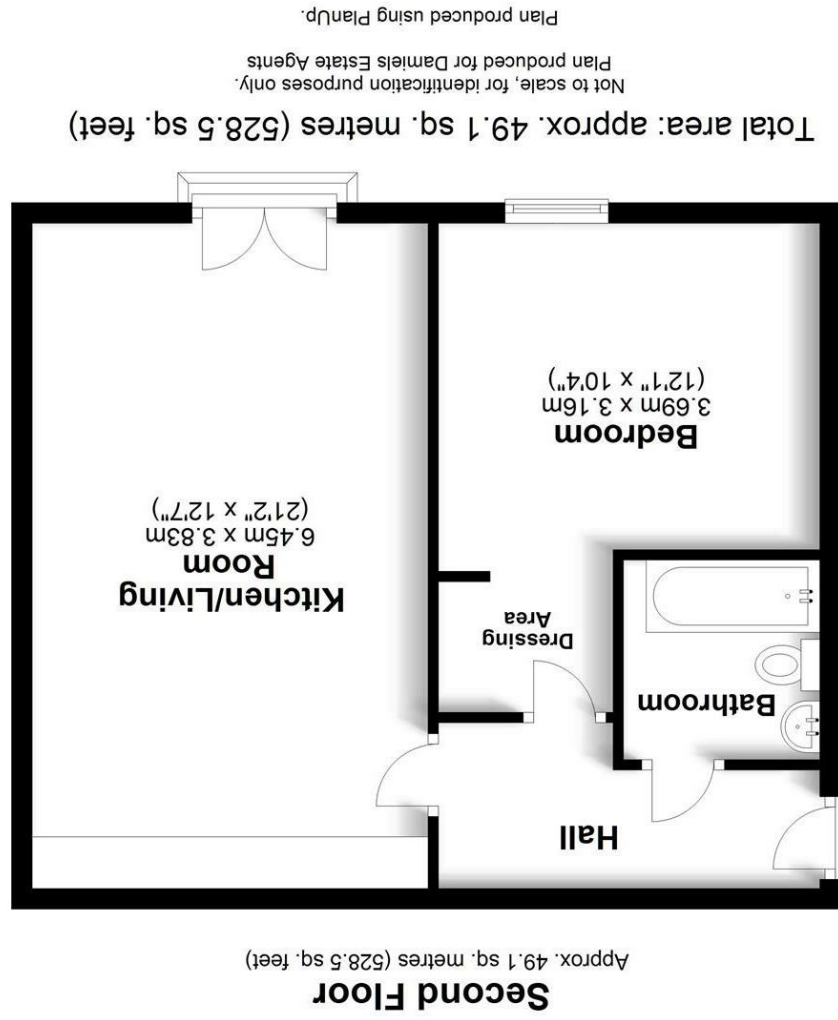


| England & Wales | | EU Directive 2002/91/EC |
|---|-------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | |
| | (81-91) B | |
| | (69-80) C | |
| | (55-68) D | |
| | (39-54) E | |
| | (21-38) F | |
| Not environmentally friendly - higher CO ₂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

Environmental Impact (CO₂) 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 | 84 | 84 |

Energy Efficiency Rating





Entrance Hall

Down lighters. Entry phone. Radiator. LTV flooring. Doors to:-

Kitchen

A contemporary kitchen with a range of wall and base mounted units with stone work surfaces and up-stands. A range of integrated appliance to include:- Oven with ceramic touch screen hob and extractor fan, fridge/freezer, washer/dryer, dish washer and microwave. Gas combination boiler. Under counter and low level lighting. Down lighters. LTV flooring. Opening onto:-

Living Room

Juliette balcony to front. Down lighters. Radiator. LTV flooring. Wall mounted TV points.

Bedroom

Double glazed windows to front. Radiator. Carpet flooring. Wall mounted TV points. Built-in wardrobes.

Bathroom

A modern part tiled bathroom comprising:- Panelled bath with mixer tap, shower and glazed screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Shaver point. Extractor fan.

Parking

Parking to the front of the property for residents only.

Lease

116 years remaining.

Ground Rent

£200 per annum.

Service Charge

£1000 per annum.

