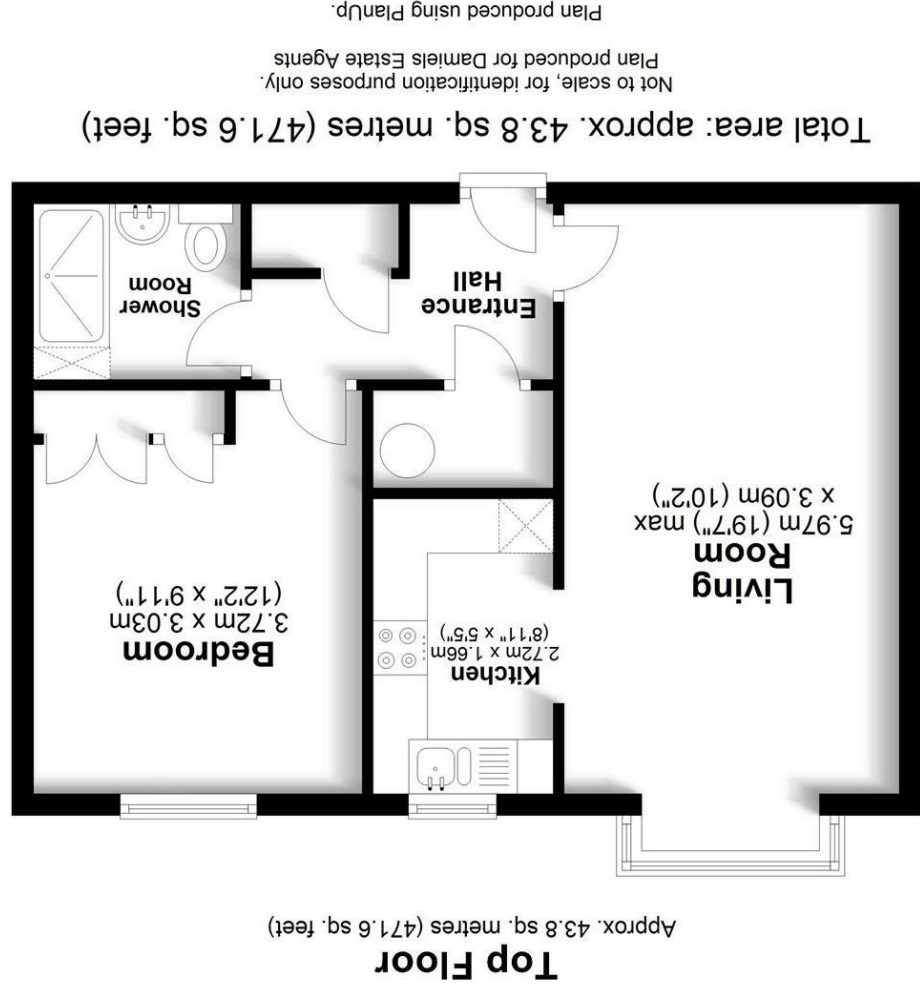


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Potential		
Current		

Environmental Impact (CO<sub>2</sub>) 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	79	
	82	

Energy Efficiency Rating





A one bedroom top floor apartment for the over 55's requiring some updating within this very conveniently located City centre development with lift access to all floors. Shops, cafes and restaurants as well as Doctors surgeries and all other amenities are close at hand. Davis Court also benefits from a residential manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease.

**Lease**  
152 years remaining.

**Service Charge**  
£591.29 per quarter to include 24 hour monitoring service.

**Entrance Hall**

Coved ceiling. Airing cupboard housing hot water system. Additional storage cupboard. Access to loft storage space. Electric heater. Doors to:-



**Living Room**

Double glazed window to front. Coved ceiling. Entry phone system. Electric heater. Archway leading to:-

**Kitchen**

A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with drainer and tiled splash backs. Integrated oven with extractor fan over. Space for fridge/freezer. Plumbing for washing machine. Double glazed window to front.

**Bedroom**

Double glazed window to front. Coved ceiling. A range of fitted wardrobes. Electric heater.



**Bathroom**

Double shower enclosure. Pedestal wash hand basin. Low level WC. Electric heater. Wall mirror.

**Communal Rooms**

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

**Parking**

Residents and guest parking.

