

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	76	76

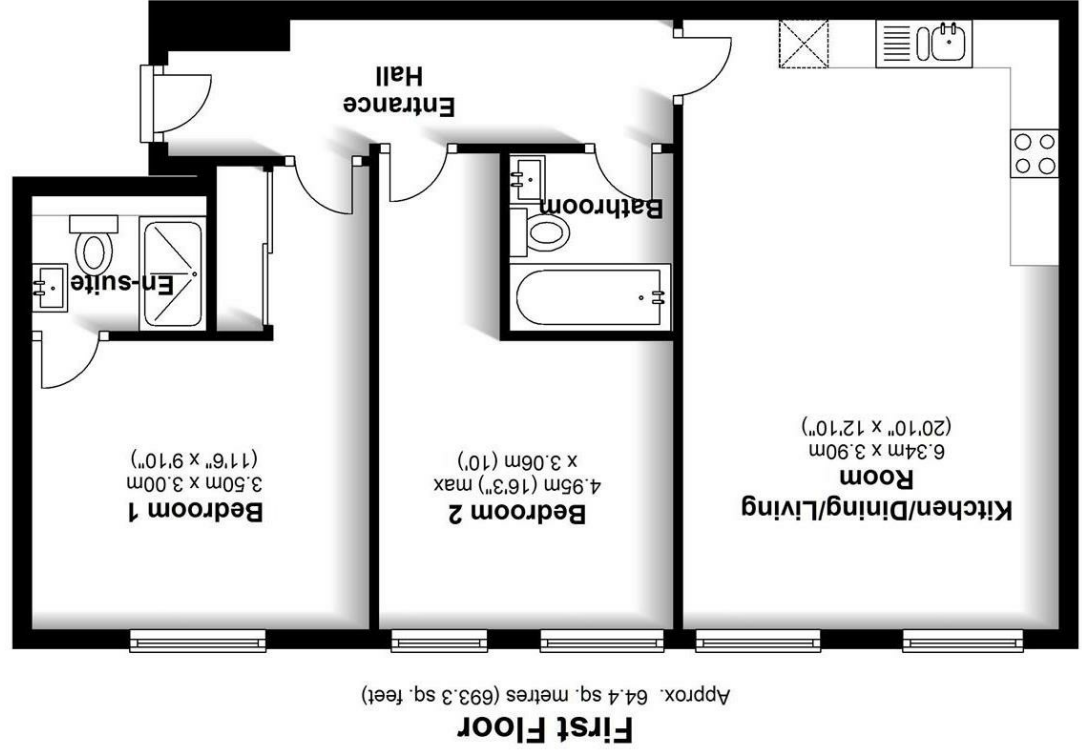
Environmental Impact (CO<sub>2</sub>) Rating

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	76	76

Energy Efficiency Rating

Woodland Court, Soothouse Spring, St. Albans

Total area: approx. 64.4 sq. metres (693.3 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.







### Communal Entrance

Communal entrance with entry phone system.

### Inner Hallway

Hard wood front door. Down lighters. Radiator. Entry phone system. Wood effect flooring. Alarm panel. Doors to:-

### Living Room

Double glazed windows to front. Down lighters. Radiator. Wood effect flooring. Opening onto:

### Kitchen

A well fitted contemporary high gloss kitchen with a range of wall and base mounted units with stone work surfaces and up-stands. A range of AEG 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. LED down lighters. Karndeian flooring. Opening onto:-

### Master Bedroom

Double glazed windows to rear. Built-in wardrobe. Radiator. Wall mounted TV points. Door to:-

### En-Suite

Luxury en-suit comprising: Glazed shower cubicle. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Down lighters. Shaver point. Extractor fan. Part tiled wall and tiled flooring.

### Bedroom Two

Double glazed windows to rear. Built-in double wardrobe. Down lighter. Radiator. Wall mounted TV points.

### Bathroom

Paneled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Down lighters. Shaver point. Extractor fan. Part tiled wall and tiled flooring.

### Parking

Two parking spaces.

### Lease

116 years remaining.

### Maintenance

£850 per annum

### Ground Rent

£250 per annum

