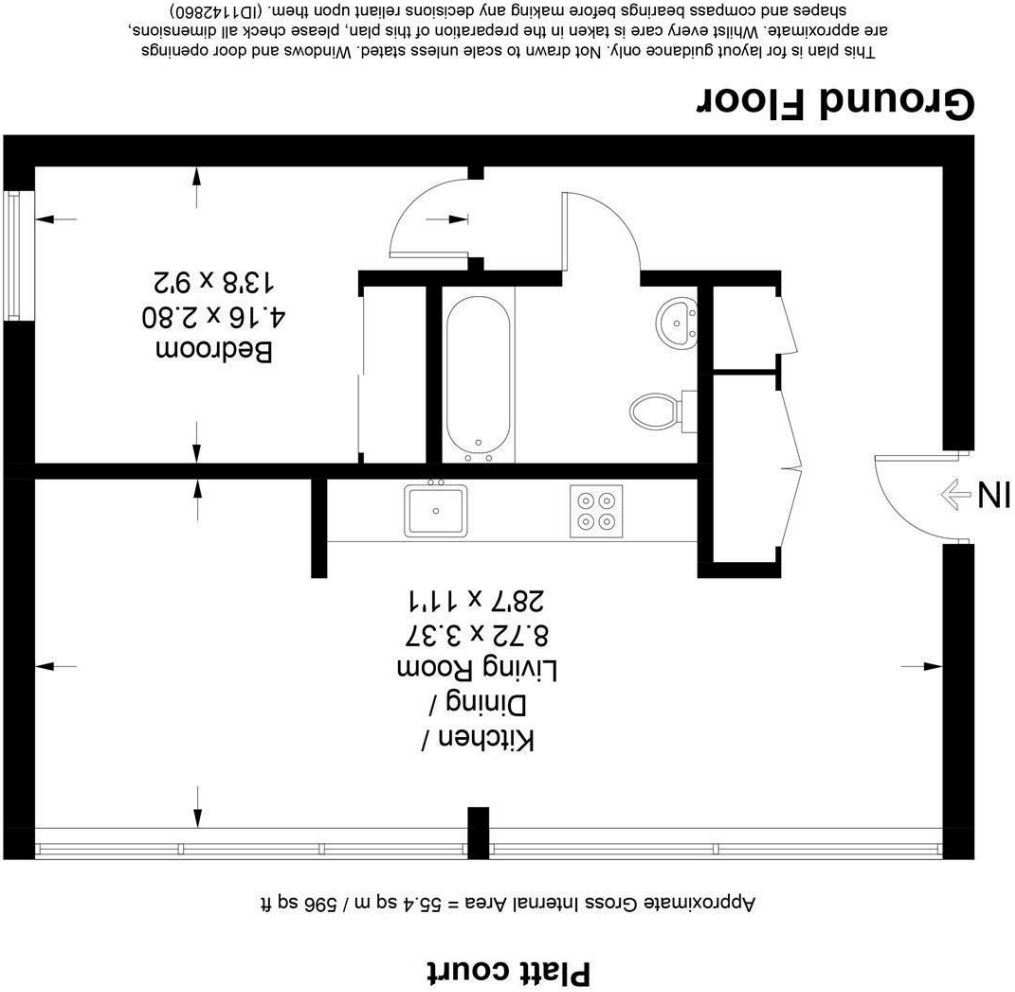


Energy Efficiency Rating		
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Entrance

Hard wood front door. Large double cupboard housing hot water system with space and plumbing for washing machine. Additional storage cupboard. Video entry phone system.

Living Room

Double glazed windows. Electric heaters. Oak flooring.

Kitchen

A range of wall and base mounted units with wood effect work surfaces. Stainless steel sink and mixer tap. Integrated appliances to include electric oven with hob and extractor. Dish washer and fridge/freezer.

Bedroom

Double glazed window. Electric heater. Wood effect flooring. Built-in wardrobes.

Bathroom

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

Parking

Allocated underground parking space.

Communal Gymnasium

A wide selection of cardio and weight equipment

Lease

130 years from 1 January 2008. 113 years remaining.

Ground Rent

£300 per annum.

Service Charge

£3,300 per annum.

