

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

Total area: approx. 39.6 sq. metres (426.3 sq. feet)  
Not to scale, for identification purposes only.  
Plan produced using PlanUp.



First Floor  
Approx. 39.6 sq. metres (426.3 sq. feet)





#### Entrance Hall

Wood effect Karndean flooring. Under floor heating. Entry phone system. Airing cupboard housing electric hot water and heating system. Doors to:-

#### Living Room

Patio doors leading to balcony and window to rear. Wood effect Karndean flooring. Under floor heating. Opening onto:

#### Kitchen

A contemporary high gloss kitchen with a range of wall and base mounted units with Quartz work surfaces and up stands. Inset stainless steel sink unit with mixer tap. A range of integrated appliances to include oven, ceramic induction hob and extractor fan, fridge/freezer, washing machine and dishwasher. Underfloor heating.

#### Bedroom

Double glazed window to front. Under floor heating. Carpet flooring.

#### Bathroom

A modern part ceramic tiled bathroom comprising: Bath with glazed shower screen and mixer tap with shower over. Pedestal wash hand basin with mixer tap. WC. Double glazed window to side. Shaver point. Extractor fan. Underfloor heating.

#### Communal Garden

A useful garden area for the residents to use.

#### Garden

An allocated parking space with additional visitors parking.

#### Lease

125 Years from new.

#### Service Charge

£1206.44 for the current year.

#### Ground Rent

£200 Per annum.

#### Note

Photographs are library shots of an identical ground floor apartment.

