

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 ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

