

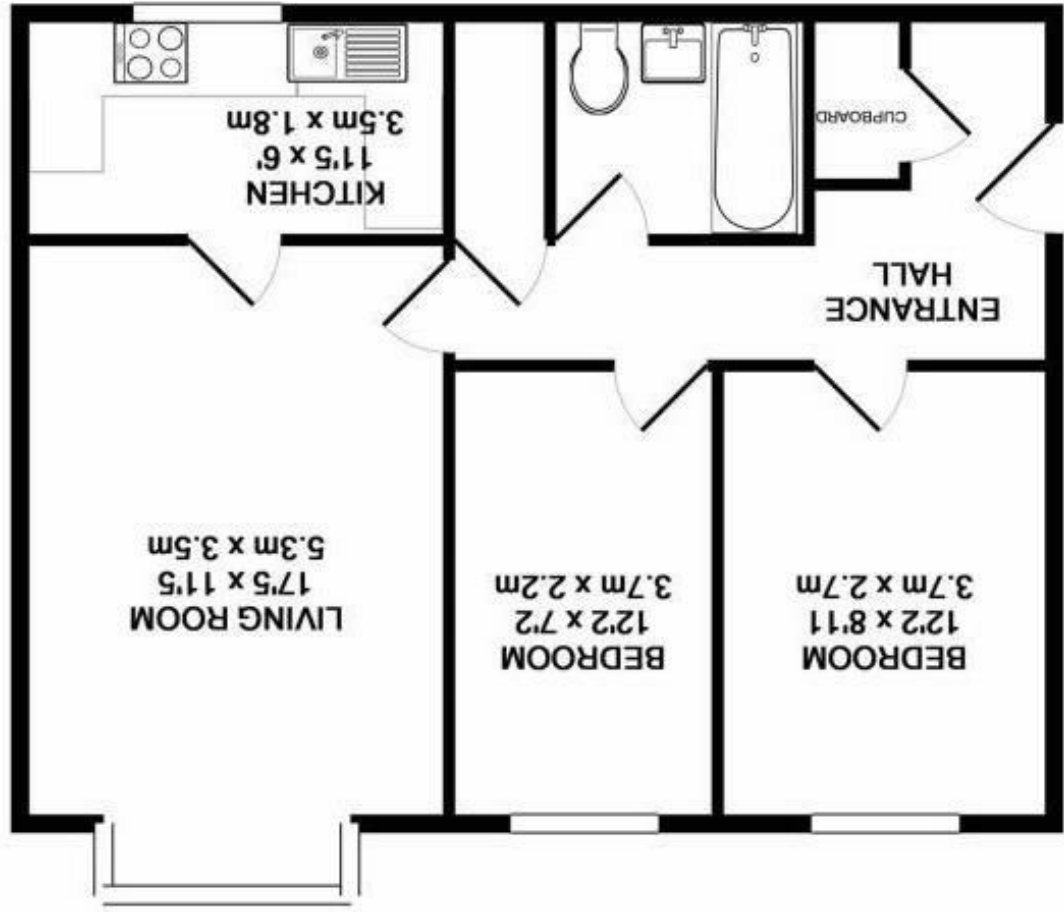
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

Environmental Impact (CO₂) 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		

Energy Efficiency Rating

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2019





Communal Entrance hallway

Stairs to all floors.

Not applicable

Entrance Hallway

Built-in storage cupboard. Entryphone handset. Radiator. Access to loft space. Central heating thermostat. Doors to:

Living Room

Double glazed bay window to front. Radiator.

Kitchen

Double glazed window to rear. Fitted with a range of wall and base mounted units with roll top work surfaces over. Inset one and a half bowl sink unit with mixer taps over. Built in stainless steel oven with induction hob and matching chimney style extractor over. Tiling to splashbacks. Integrated dish washer. Space for upright fridge freezer. Space and plumbing for washing machine. LVT flooring. Cupboard housing wall mounted Worcester Bosch boiler.

Bedroom

Double glazed window to front. Built-in wardrobe cupboards. Radiator.

Bedroom

Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to rear. Fitted with a suite in white comprising paneled bath with electric shower over. Pedestal wash hand basin. Low level WC. Shaver point. Radiator, Part tiled walls. Fully tiled floor.

Exterior

Commual gardens laid to lawn. Allocated and visitor parking.

Lease

999 years from 1984 (958 years remaining)

Maintenance

£1489.04 for the current year.

Ground Rent

