

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		
Current		

**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		
Current	74	
	75	

**Energy Efficiency Rating**







### Communal Entrance Hallway

### Entrance Hallway

Entryphone handset. Access to insulated loft space.

### Living Room

Three double glazed Velux windows to rear. Eaves storage area. Laminate flooring. Electric radiators.

### Kitchen Area

Frosted double glazed window to side. Tiling to upstands. Base mounted units with work surfaces over and inset single drainer stainless steel sink unit with mixer tap over. Stainless steel oven with induction hob over. Matching stainless steel extractor fan. Integrated washing machine and slimline dishwasher. Integrated fridge with freezer box. Tiled flooring.

### Bedroom

Double glazed Velux window to front. Frosted double glazed window to side. Electric radiator. Laminate flooring.

### Bathroom

Double glazed Velux window. Modern suite in white comprising paneled bath with glazed shower screen and thermostatic shower over. Low level WC. Pedestal wash hand basin. Tiled floor. Heated towel rail.

### Exterior

### Lease

125 years from 1st March 2006 (106 years remaining.)

### Maintenance

£1340 for the current year.

### Ground rent

£300 per annum.

