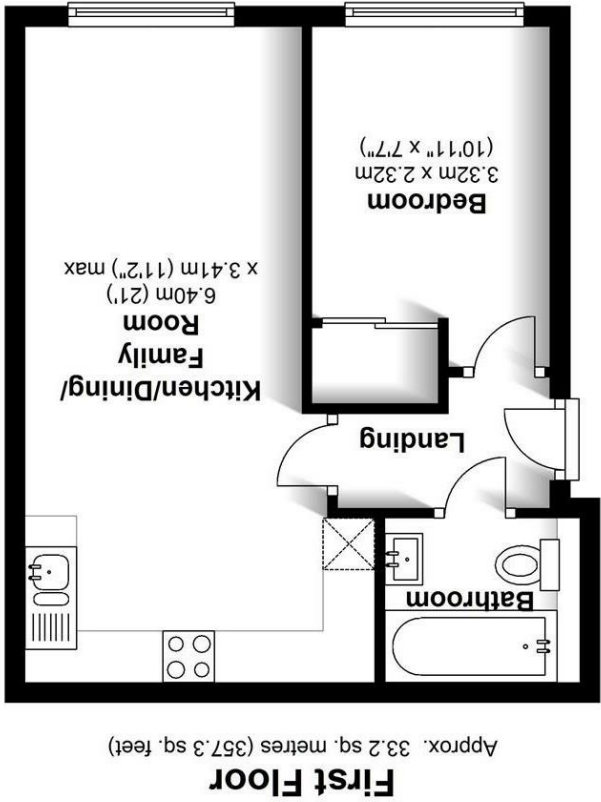


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		
72		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very environmentally friendly - lower CO2 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 CO2 emissions		
Environmental Impact (CO ₂) Rating		

Total area: approx. 33.2 sq. metres (357.3 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.





Entrance Hall

Down lighters. Entry phone. Radiator. LTV flooring. Doors to:-

Kitchen

A contemporary kitchen with a range of wall and base mounted units with stone work surfaces and up-stands. A range of integrated appliance to include:- Oven with ceramic touch screen hob and extractor fan, fridge/freezer, washer/dryer, dish washer and microwave. Gas combination boiler. Under counter and low level lighting. Down lighters. LTV flooring. Opening onto:-

Living Space

Double glazed windows to front. Down lighters. Radiator. LTV flooring. Wall mounted TV points.

Bedroom

Double glazed windows to front. Radiator. Carpet flooring. Wall mounted TV points. Built-in wardrobes.

Bathroom

A modern part tiled bathroom comprising:- Panelled bath with mixer tap, shower and glazed screen. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Shaver point. Extractor fan.

Parking

Parking to the front of the property for residents only.

Lease

116 years remaining.

Service Charge

£1000 per annum.

Ground Rent

£200 per annum.

