

#### EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs 9 (86-12) 3 (39-54) 99 (55-68) 2 (08-69) 91 B (16-18) A (sulq Se) Very energy efficient - lower running costs Potential Current

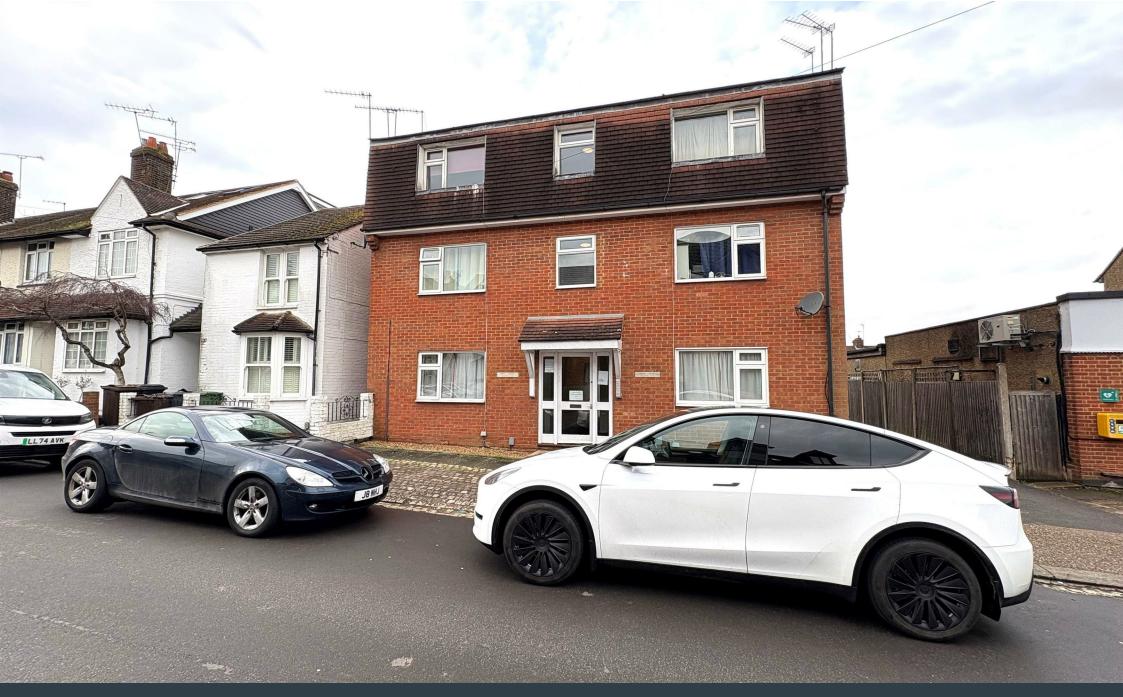
Energy Efficiency Rating

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents
Plan produced using PlanUp.

Total area: approx. 28.1 sq. metres (302.8 sq. feet)



**Ground Floor** Approx. 28.1 sq. metres (302.8 sq. feet)









# **Living Space**

Double glazed window to front. Electric heater. Wood effect laminate flooring. A range of base units with space for fridge. Doors to:

# Study

Double glazed window to rear. Wood effect laminate flooring.

# Kitchen

A range of wall and base mounted units with roll top work surface. Inset stainless steel sink init. Space and plumbing for washing machine.

# **Shower Room**

Double glazed window to rear. Glazed shower cubicle with Triton electric shower. Pedestal wash hand basin. Low level WC. Extractor fan. Cupboard housing hot water cylinder.

#### arking

Allocated off street parking space to rear.

### **Communal Garden**

A small well kept communal garden area to the rear of the development.

## Lease

116 years remaining.

# Service Charge

£912 per annum

## **Ground Rent**

N/A













