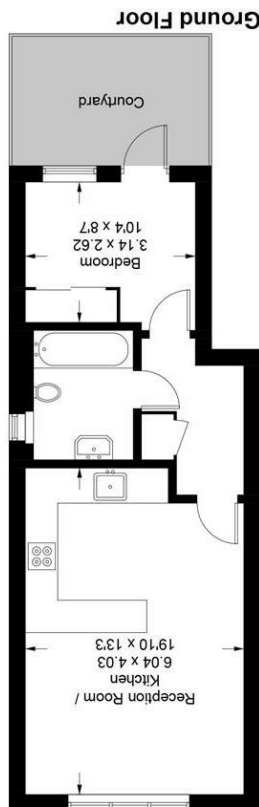


Environmental Impact (CO₂) RatingEnergy Efficiency Rating

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1042692)



Approximate Gross Internal Area = 43.0 sq m / 463 sq ft

Hatfield Road





Communal entrance

A well maintained secure entrance hall with stairs leading to all floors.

Living Room

Entry phone system. Down lighters. Parquet wood flooring. Radiator. Double glazed window to front and side.

Kitchen

A modern range of handle less wall and base units with quartz stone work surfaces, up stands and breakfast bar. Inset stainless steel sink unit with mixer tap. Integrated appliances to include: Electric oven with hob and extractor fan, fridge/freezer, washing machine and dish washer. Down lighters. Parquet wood flooring.

Double Bedroom

Double glazed patio doors to private rear court yard. Fitted wardrobes. Radiator.

Private patio area

Bathroom

A double glazed window to side. Panelled bath with mixer tap, overhead shower and detachable wand. Pedestal wash hand basin and WC. Part tiled wall and tiled flooring. Down lighters.

Secure bike store and bin area

Gas central heating with Halo Wireless Thermostat

Council Tax band B

EPC rating band C

Lease

997 years remaining.

Service Charge

Approximately £1,300 per annum.

Ground Rent

N/A

