

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO2 emissions
		Not environmentally friendly - higher CO2 emissions
Environmental Impact (CO2) Rating		





Communal ground floor entrance lobby
Staircase and lift to Courtyard level. Entryphone system.

Entrance Hallway
Storage cupboard. Carpeted stairs to first floor. Imperial Oak effect flooring throughout the ground floor. Doors to:

Cloakroom
Window to front. Back to wall WC. Wash hand basin. Feature tiled wall. Chrome heated towel rail.

Kitchen/Living Room
Triple glazed french doors to balcony with fitted plantation style shutters. Fitted with a quality range of high gloss wall and base mounted units with Quartz worksurfaces and matching upstands. Fully tiled with complimentary splash backs. Integrated Bosch appliances to include oven and hob, microwave, fridge/freezer and washing machine/dryer. Useful understairs storage cupboard with fitted shelving.

Landing
Storage cupboard. Access to part-boarded loft with fitted ladder.

Bedroom One
Windows to courtyard at rear with fitted plantation-style shutters. Bespoke handmade fitted wardrobes and work station. Fitted carpet.

En-suite Shower
Suite by CP Hart comprising glazed shower cubicle with monsoon shower head and wand attachment, back to wall WC and wash hand basin with vanity unit. Part tiled.

Bedroom Two
Windows to front with plantation-style shutters. Bespoke handmade fitted wardrobes and drawers. Fitted carpet.

En-suite Bathroom
Suite by CP Hart comprising bath with side fill tap, shower over and glazed screen, back to wall WC and wash hand basin with vanity unit. Part tiled.

Exterior
Communal courtyard area with raised planters and secure cycle storage. Lobby with access to lift. Allocated parking.

Lease
125 years with 120 years remaining

Maintenance
Circa £1700 per annum. Property management company with owner representation.

Ground Rent
£350 per annum

