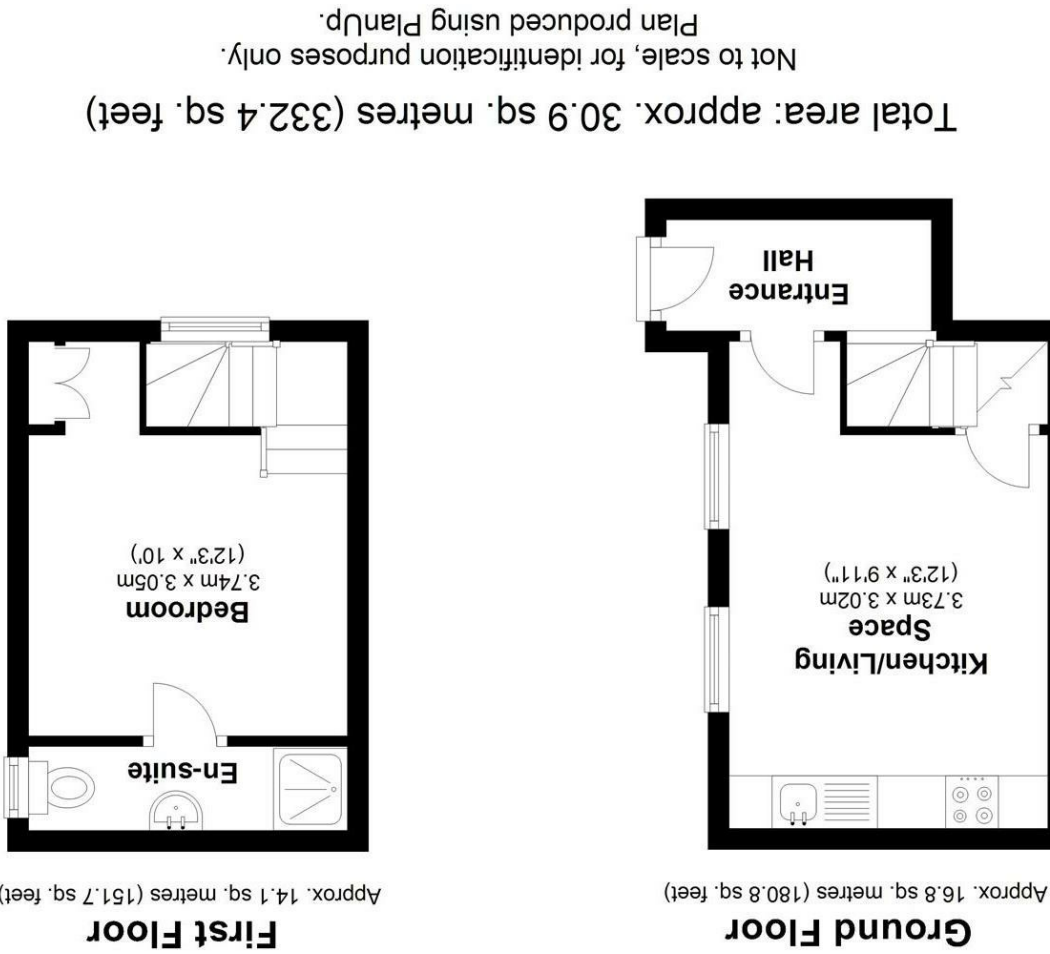
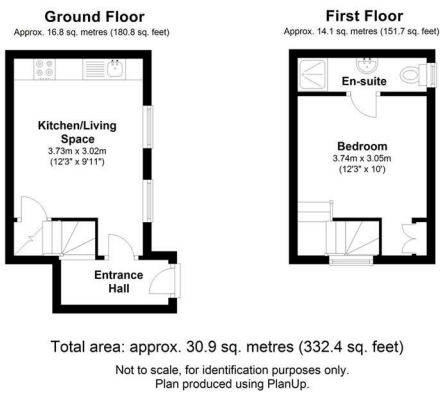


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	70
	Potential	75
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	72
	Potential	79
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		





A well presented split level One bedroom maisonette located in the popular Bernard's Heath area just to the north of the City centre, providing easy access to the Historic centre, main shopping area and railway station. The property is offered for sale chain free and in our opinion would make a superb first time purchase or investment.

113 years remaining.

Private entrance

A part glazed composite front door. Stairs to first floor. Door to.

Open plan style living room/ kitchen

Double glazed windows to front. High heat retention electric storage heater. Storage cupboard under stairs.

Kitchen Area

A range of wall and base units with roll top work surfaces. Inset stainless steel sink with mixer tap. Plumbing and space for washing machine. Space for under counter fridge and freezer. Hot plate and ceramic hob.

First floor bedroom

Double glazed window to rear. Built in cupboard. High heat retention electric storage heater. Door to:-

Shower room

Double glazed window to side. Shower cubicle with electric shower. Wash hand basin. WC. Electric heated towel rail. Extractor fan.

Front patio area

Parking

Designated off-road parking space.

Council Tax band B

EPC rating band C

Ground Rent

£300 per annum.

Lease

