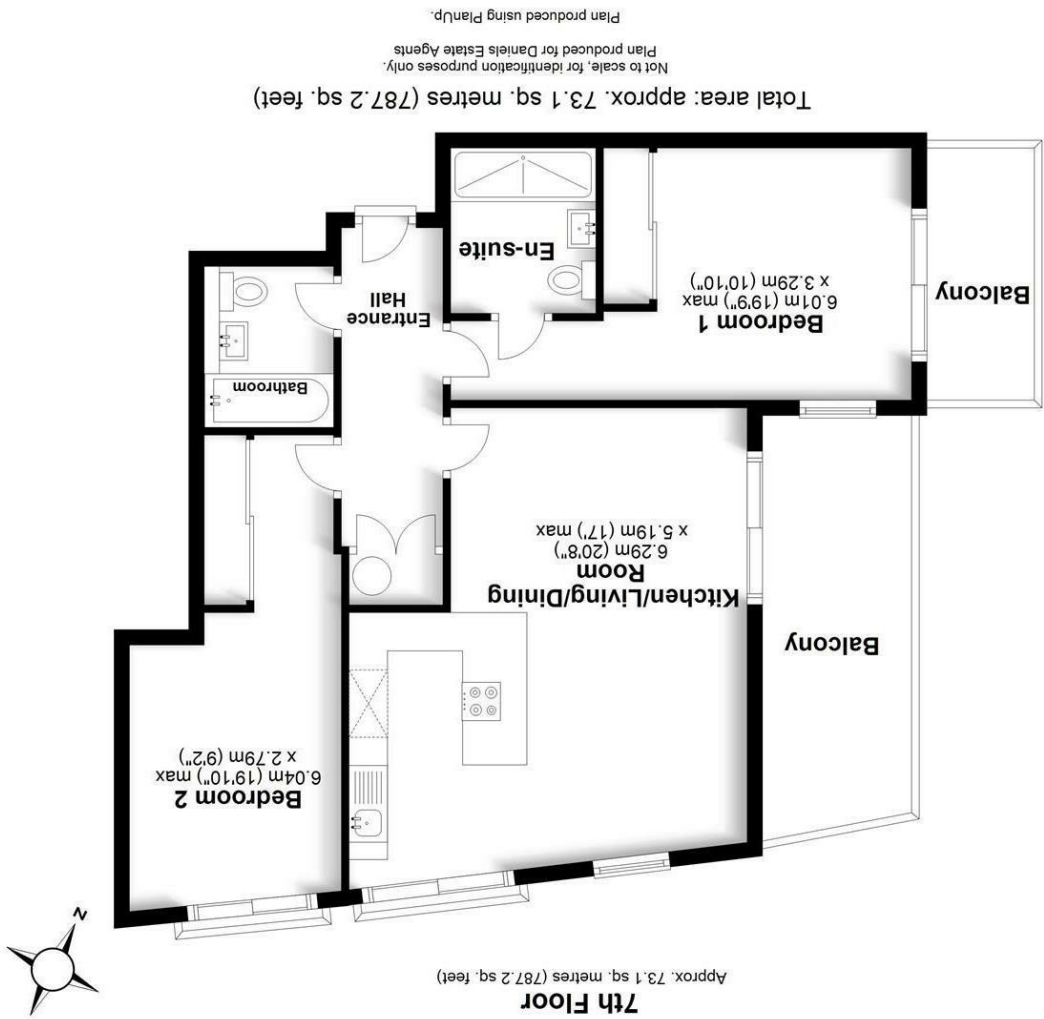


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
	81	79
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
	79	79
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		





#### Entrance Hall

Video entry phone system. Karndean flooring and under floor heating. Airing cupboard housing Megaflo hot water system. Doors to:-

#### Living Room

An open plan living space with sliding doors out to the balcony. Floor to ceiling window and Juliette balcony to southerly aspect. Karndean flooring and underfloor heating. TV wall point. Opening onto:-

#### Kitchen

A contemporary white gloss kitchen with a range of wall and base mounted units with quartz stone work surfaces and up stands. Inset stainless steel sink with mixer tap. A range of AEG appliances to include double oven, microwave, ceramic hob, extractor fan, fridge/freezer, washing machine and dish washer.

#### Master Bedroom

Sliding doors leading onto additional private balcony. Floor to ceiling window. A range of fitted wardrobes. Karndean flooring with underfloor heating. TV wall point.

#### En Suite

A luxury fully tiled shower room to include:- A double walk in shower with glazed screen. Wash hand basin. WC. Heated towel rail. Large wall mirror. Shaver point. Down lighter. Karndean flooring and underfloor heating. Extractor fan.

#### Bedroom Two

Juliette balcony to southerly aspect. A range of fitted wardrobes. Karndean flooring with underfloor heating. TV wall point.

#### Bathroom

A luxury fully tiled bathroom to include:- Bath with mixer tap, shower attachment and glazed screen. Wash hand basin. WC. Heated towel rail. Large wall mirror. Shaver point. Down lighter. Karndean flooring and underfloor heating. Extractor fan.

#### Parking

Secure underground allocated parking space.

#### Lease

982 years remaining.

#### Service Charge

£152 per calendar month.

#### Ground Rent

£150 per annum.

