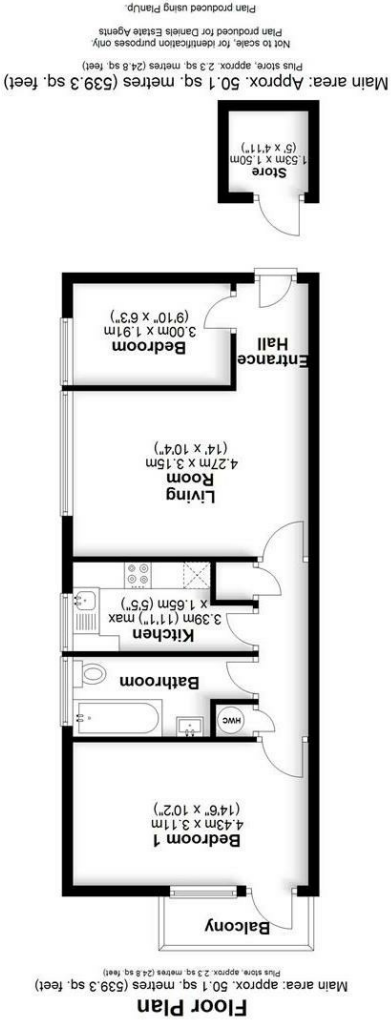


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions
		Not environmentally friendly - higher CO <sub>2</sub> emissions
Environmental Impact (CO <sub>2</sub> ) Rating		







**Communal Entrance Hallway**

Glazed door to:

**Entrance Hallway**

Parquet floor.

**Living Room**

Double glazed windows to side. Parquet floor.

**Inner Hallway**

Floor-to ceiling cupboard. Further airing cupboard. High level storage. Doors to:

**Kitchen**

Double glazed window to side. Fitted Magnet units comprising wall and base mounted units with Corian work surfaces and upstand over. Built-in stainless steel oven and microwave with matching stainless steel four ring gas hob. Space for washing machine and slimline dishwasher. Tiled walls and floor.

**Bedroom One**

Parquet floor. Double glazed picture window and door to balcony.

**Bedroom Two**

Double glazed window to side. Parquet floor.

**Bathroom**

Frosted double glazed window to side. Panelled bath with thermostatic shower over. Top-mounted basin. Back to wall WC. Tiled floor and part-tiled walls.

**Internal Storage Cupboard**

Secure brick built cupboard. Light and power.

**Lease**

936 years remaining.

**Maintenance**

The maintenance charge is £631.68 for the forthcoming financial year, plus £308.90 gardening charge and £339.20 building insurance, all billed separately.

**Ground Rent**

£12.00 per annum.

