





### Entrance Hall

Hardwood security entrance door, laminate wood flooring, storage cupboard, CH radiator, security entry phone system, spotlighting, second storage cupboard, doors leading to

### Open Plan Lounge/Kitchen

#### Lounge

13'2 x 10'2 (4.01m x 3.10m)

Laminate wood flooring, two CH radiators, TV point, telephone point, Internet point, sockets, spotlighting, UPVC double glazed French doors leading to south facing balcony, opening through to

#### Kitchen

13'2 x 5'8 (4.01m x 1.73m)

Laminate wood flooring, range of fitted units both wall mounted and base, ample work surface area, space for washer/dryer, space for fridge/freezer, space for dishwasher, four ring gas hob, extractor, built in oven.

#### Bedroom

11'10 x 11'7 (3.61m x 3.53m)

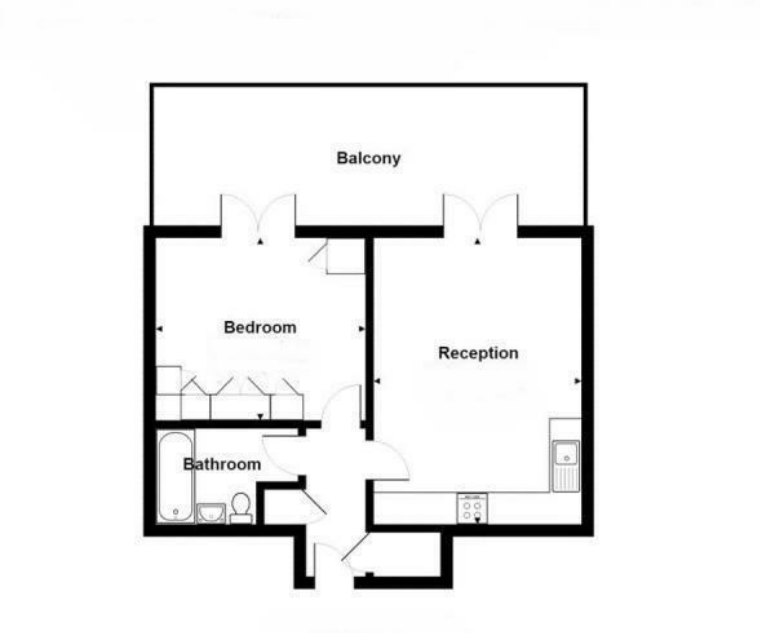
Fitted wardrobes, carpeted flooring, spotlighting, storage cupboard housing boiler, UPVC double glazed French doors leading to south facing balcony, CH radiator, sockets, TV point, telephone point, Internet point.

#### Bathroom

Fully tiled walls, tiled flooring, low flush WC, wash hand basin with mixer tap, deep panel bath with mixer tap and separate shower with temperature and power settings, heated towel rail, extractor, mirrored cabinet.

### Exterior

Communal gardens, allocated parking space.



Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

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