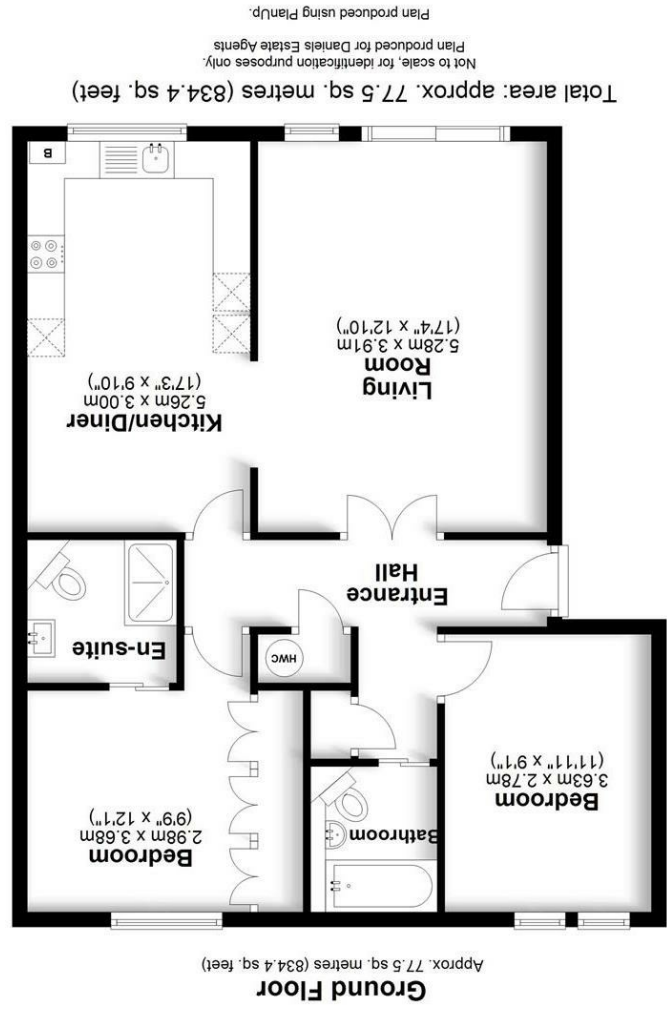


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance Hall

Coved ceiling. Tiled flooring. Radiator. Airing cupboard and further storage cupboard.

Living Room

Double glazed sliding door leading to private patio area and window to front. Coved ceiling. Radiator. Tiled flooring. Opening onto-

Kitchen/Diner

Double glazed window to front. A modern range of wall and base mounted units with work tops over. Inset stainless steel sink with mixer tap. Integrated oven with electric hob and extractor fan over. Space for washing machine and fridge/freezer. Coved ceiling. Radiator. Tiled flooring. Wall mounted Worcester gas boiler.

Bedroom One

Double glazed window to rear. Coved ceiling. Radiator. Door to:-

En-Suite

A fully tiled shower room with glazed cubicle. Wash hand basin and WC. Chrome heated towel rail. Wall mirror. Extractor fan. Built in storage cupboard.

Bedroom Two

Double glazed window to rear. Coved ceiling. Radiator.

Bathroom

Double glazed window to rear. Fully tiled. Bath with mixer tap and shower attachment. Wash hand basin and WC. Wall mirror. Chrome heated towel rail.

Garage

A secure garage located within close proximity of the property with electric up and over door.

Parking

Ample secure parking for guests and residents.

Communal Grounds and Gardens

Beautifully maintained communal gardens extending to over six acres with a range of mature specimen trees and shrubs. Extensive lawned areas and gravel paths. Water feature with flower borders. Communal tennis court. Recycling and bin storage area. Brick built drying area.

Lease

The property will be sold with a new 999 year lease.

Service Charge

£3792 for the current year.

Ground Rent

N/A

