

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		

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		

Energy Efficiency Rating

Total area: approx. 53.4 sq. metres (574.6 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents
 Plan produced using Planlp.



Ground Floor
 Approx. 53.4 sq. metres (574.6 sq. feet)





Communal Entrance Hallway

Stairs to first floor.

Entrance Hallway

Entryphone handset. Cupboard housing lagged hot water cylinder. Further storage cupboard. Storage heater. Doors to all rooms.

Living Room

Double glazed windows to side. Storage heater.

Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with worksurfaces over. Inset one and a half bowl sink unit. Tiled to splashbacks. Washing machine. Upright fridge freezer. Electric heater.

Bedroom One

Double glazed window to rear. Panel heater.

En-suite Shower Room

Electric shower and tiled shower cubicle with glazed door. Electric wall heater. Extractor fan.

Bedroom Two

Double glazed window to rear. Panel heater.

Bathroom

Double glazed frosted window to front. Paneled bath with mixer taps and telephone style shower attachment. Pedestal wash hand basin. Low level WC. Part tiling. Electric heater. LVT flooring.

Exterior

Allocated parking space and further visitors spaces. Individual bin storage areas.

Lease

Expiring in 2178 so 152 years remaining.

Ground Rent

Not applicable

Maintenance

Approximately £2,300 per annum to include insurance with an additional further payment of £1,500 per annum to the reserve fund.

