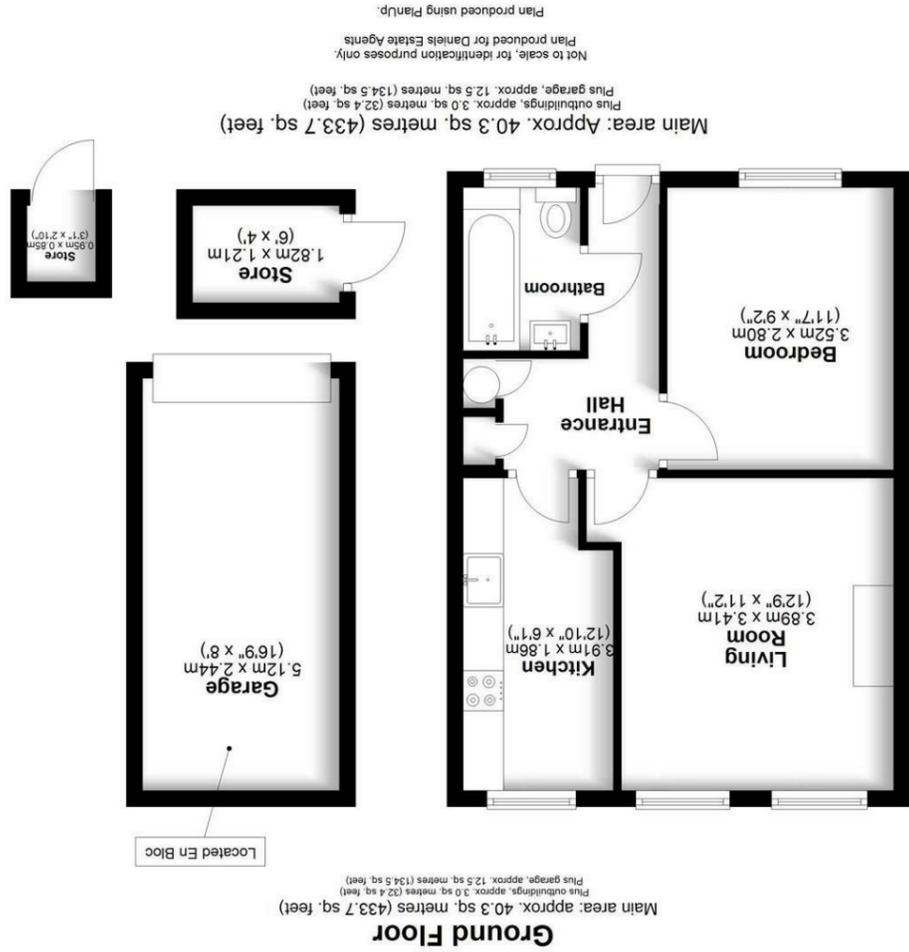


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential	Current	

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance Hall

Double glazed UPVC door. Down lighters. Radiator. Storage cupboard and airing cupboard. Wood effect flooring.

Living Room

Double glazed windows to rear. Radiators. Wood effect flooring.

Kitchen

A re-fitted range of high gloss wall and base mounted units with quartz stone work tops and up stands. Inset sink unit with mixer taps. Integrated Neff oven with ceramic hob and extractor fan. Space and plumbing for washing machine and fridge/freezer. Double glazed window to rear. Radiator. Vinyl flooring.

Bedroom

Double glazed window to front. Radiator. Wood effect flooring.

Bathroom

A re-fitted bathroom suite comprising: Panelled bath tub with mixer tap, electric shower and glazed screen. Vanity wash hand basin. WC. Double glazed window to front. Chrome heated towel rail. Down Lighter. Part tiled walls and tiled flooring.

Garage

A single garage located on block with up and over door door and parking space in front.

Parking

Residents on street parking plus allocated space in front of the garage.

Storage

The property comes with two useful external storage cupboards.

Lease

141 years remaining.

Service Charge

£860 per annum.

Ground Rent

N/A

