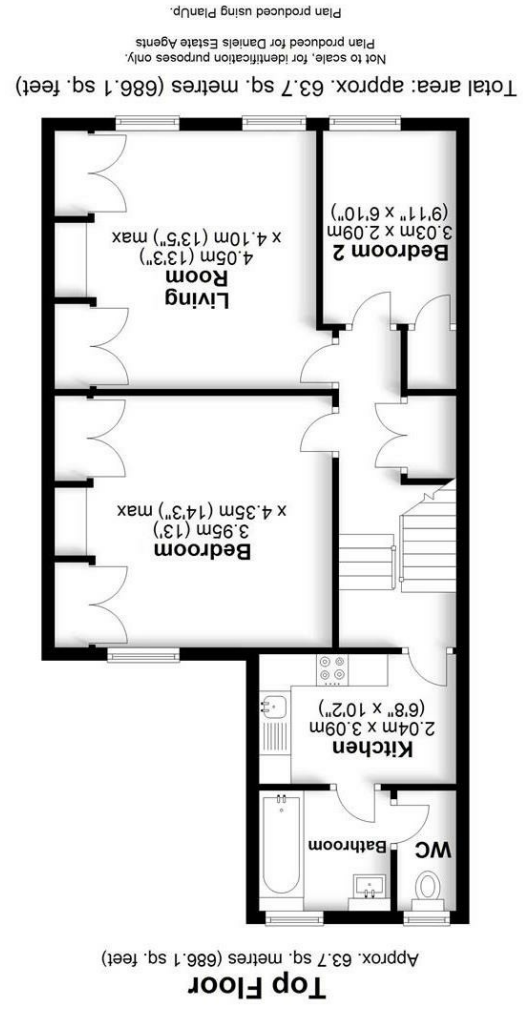


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO<sub>2</sub>) 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
	58	(39-54) E
		(21-38) F
		(1-20) G
	76	

Energy Efficiency Rating





A superb two bedroom top floor apartment forming part of an attractive period conversion only minutes walk of the station and City centre, offered for sale chain free. The property has recently undergone refurbishment to include a newly fitted kitchen and bathroom, full redecoration and flooring throughout. The property also includes a long lease with an on street parking permit available.

**Entrance**

Porchway with communal front door and inner hallway. A hardwood front door with stairs to first floor landing. Door leading to:

**Kitchen**

A brand new fully fitted kitchen with a range of wall and base mounted units with wood effect work surfaces over. Inset stainless steel sink unit with mixer tap and tiled splash back. Integrated Zanussi oven with induction hob and extractor fan. Plumbing and space for washing machine and fridge/freezer. Double glazed window to side. Wood effect flooring. Door to:-

**Bathroom**

A refitted bathroom suite comprising: Panelled bath with mixer tap and shower attachment over with glazed shower screen. Vanity wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Extractor fan. Double glazed sash window to rear. Wood effect flooring. Door to:-

**WC**

Double glazed window to rear. Low level WC. Radiator. Wood effect flooring.

**Landing**

Return stair leading to second landing with access to loft space. Large storage cupboard. Radiator. Double glazed window to rear. Doors to:-

**Living Room**

Sash windows to front. Coved ceiling and picture rails. Two large storage cupboards. Radiator. Wood effect flooring.

**Master Bedroom**

Sash window to rear. Picture rail. Two large storage cupboards. Radiator. Brand new carpet flooring.

**Bedroom Two**

Sash window to front. Coved ceiling. Radiator. Large storage cupboard. Brand new carpet flooring.

**Lease**

250 Years From 11 September 2018 therefor 243 years remaining.

**Service Charge**

£1,840 per annum.

**Ground Rent**

£250 per annum.

