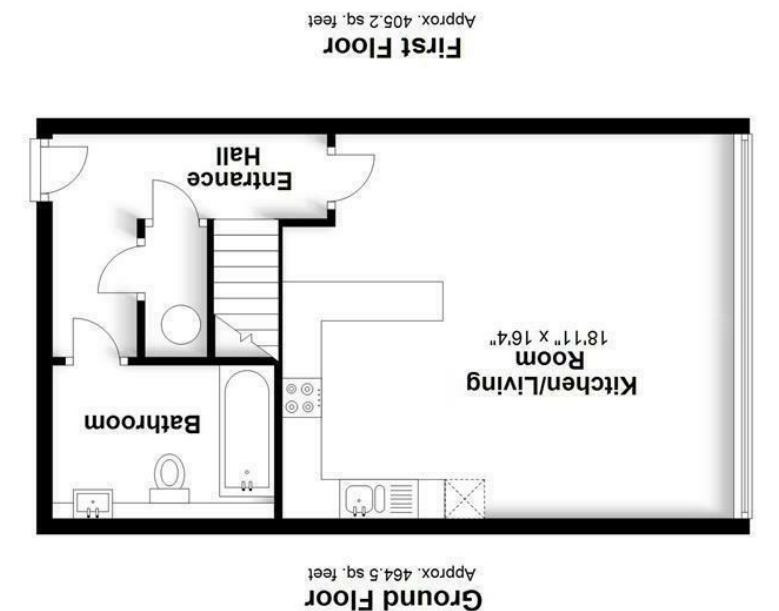
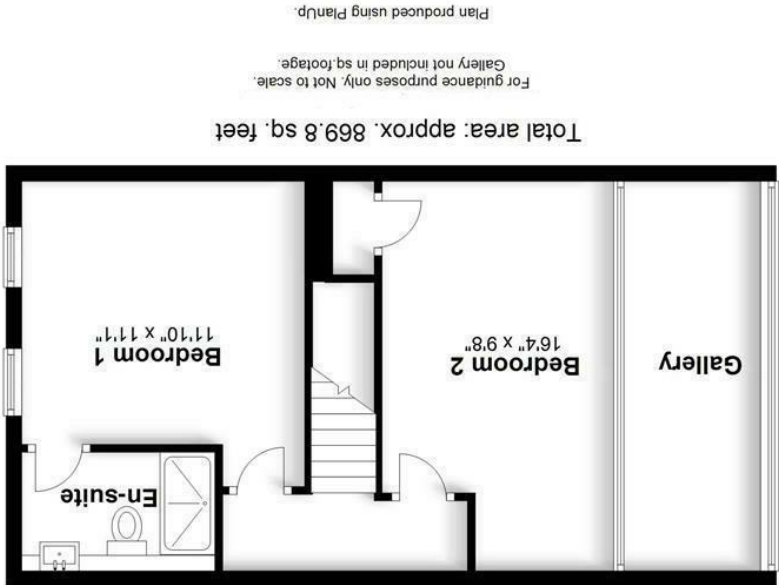


England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	Very environmentally friendly - lower CO2 emissions A(92 plus) B(81-91) C(69-80) D(55-68) E(39-54) F(21-38) G(1-20) Not environmentally friendly - higher CO2 emissions	

Environmental Impact (CO₂) Rating

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
52	52	

Energy Efficiency Rating





Entrance Hall

Wood effect flooring. Electric heater. Utility cupboard housing hot water cylinder. Washing machine.

Bathroom

A luxury bathroom suite comprising. Panelled bath with mixer tap and shower attachment with glazed shower screen. Back to wall WC. Wash hand basin. Part tiled walls and wood effect flooring. Down lighters and extractor fan.

Kitchen

A contemporary handleless kitchen with breakfast bar Quartz stone work surfaces. Tiled splash back and inset stainless steel sink with mixer tap. Integrated Zanussi electric oven, ceramic hob and extractor fan. integrated fridge/freezer and dishwasher.

Living Space

Double glazed windows. Wood effect flooring. Electric heater. Ventilation system.

Bedroom One

Vaulted ceiling with two Velux windows with fitted blinds. Electric heater. Door to:-

En-Suite

Vaulted ceiling. Shower cubicle with over head shower and glazed screen. Wash hand basin. WC. Part tiled walls and wood effect flooring. Shaver point and extractor fan.

Bedroom Two

Vaulted glass ceiling with glass balcony overlooking the main living space. Two mechanical operated Velux windows. Built in wardrobe. Electric heater. Air conditioning/heating unit.

Parking

Secure gated allocated parking space plus visitors parking bays.

Lease

117 years remaining.

Service Charge

£1,800 per annum.

Ground Rent

£400 per annum.

