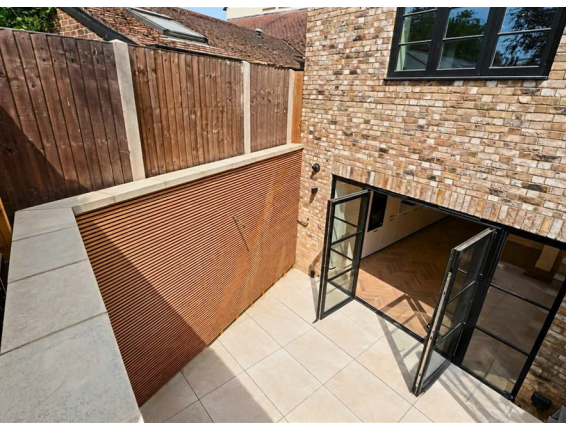


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very environmentally friendly - lower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

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		





Entrance

Accessed via the private courtyard through double doors leading to ground floor accommodation.

Kitchen

A stunning fully fitted kitchen with a wide selection of wall and base units with Quartz stone work tops and splash backs. Inset sink with brass swan necked mixer tap. Neff appliances to include: double oven, induction hob, extractor fan and fridge/freezer. Washing machine and tumble drier. Down lighters. Underfloor heating. Herringbone LTV flooring. Double doors leading to the private garden terrace.

Dining Area

. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to first floor.

First Floor Living Room

Double glazed windows to side and rear. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to second floor.

Bedroom

Double glazed windows to rear. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to first floor.

Shower Room

A fully tiled luxury shower room with glazed cubicle, over head shower and detachable wand. Vanity wash hand basin with over hang mixer tap. WC. Heated towel rail. Down lighters. Extractor fan.

Courtyard Garden

A private patio courtyard garden.

Communal Exterior

Communal area with seating and raised planters with a range of shrubs.

