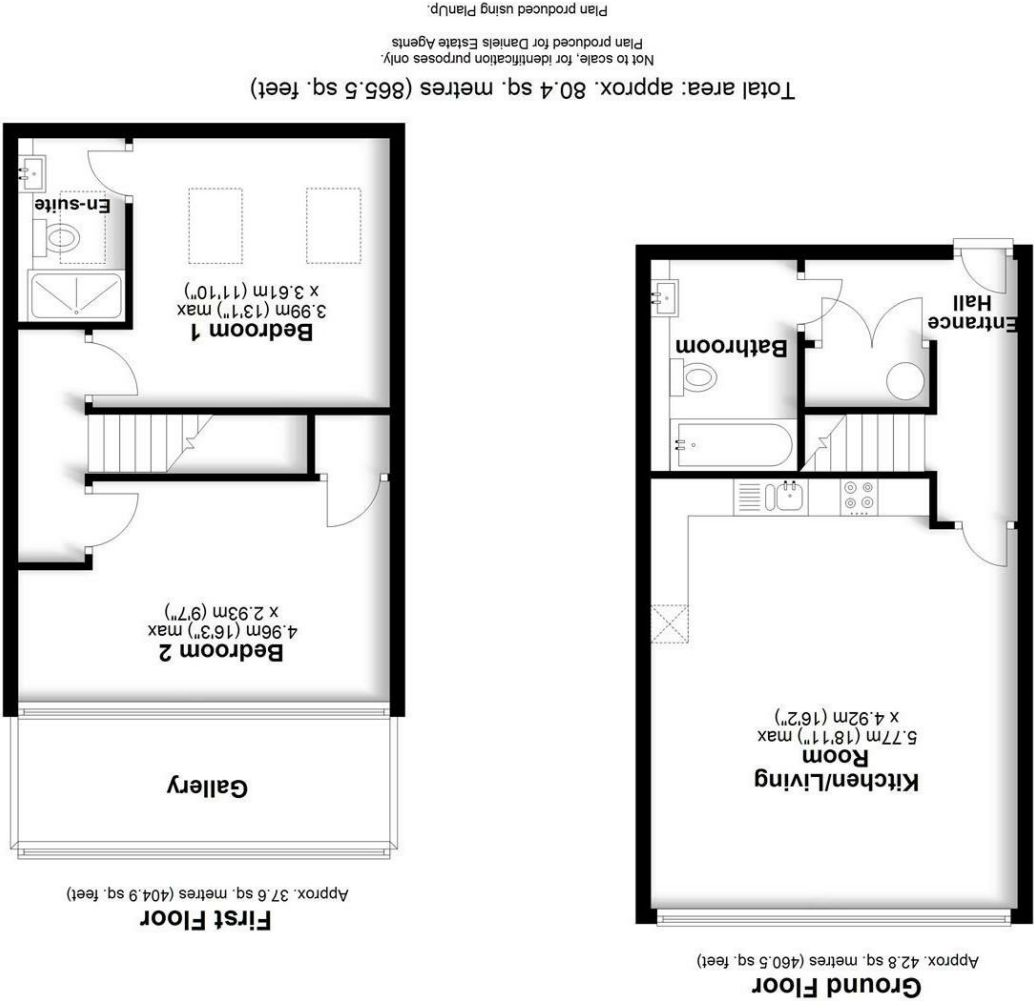


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
52		
52		
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		





Entrance Hallway

Wood effect flooring. Electric heater. Utility cupboard housing hot water cylinder and water softener. Fitted 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 handle less kitchen with 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 with Velux window. 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. Built in wardrobe. Electric heater. Air conditioning/heating unit.

Parking

Secure gated allocated parking space plus visitors parking bays.

Lease

117 years remaining.

Maintenance

£1,800 per annum.

Ground Rent

£400 per annum.

