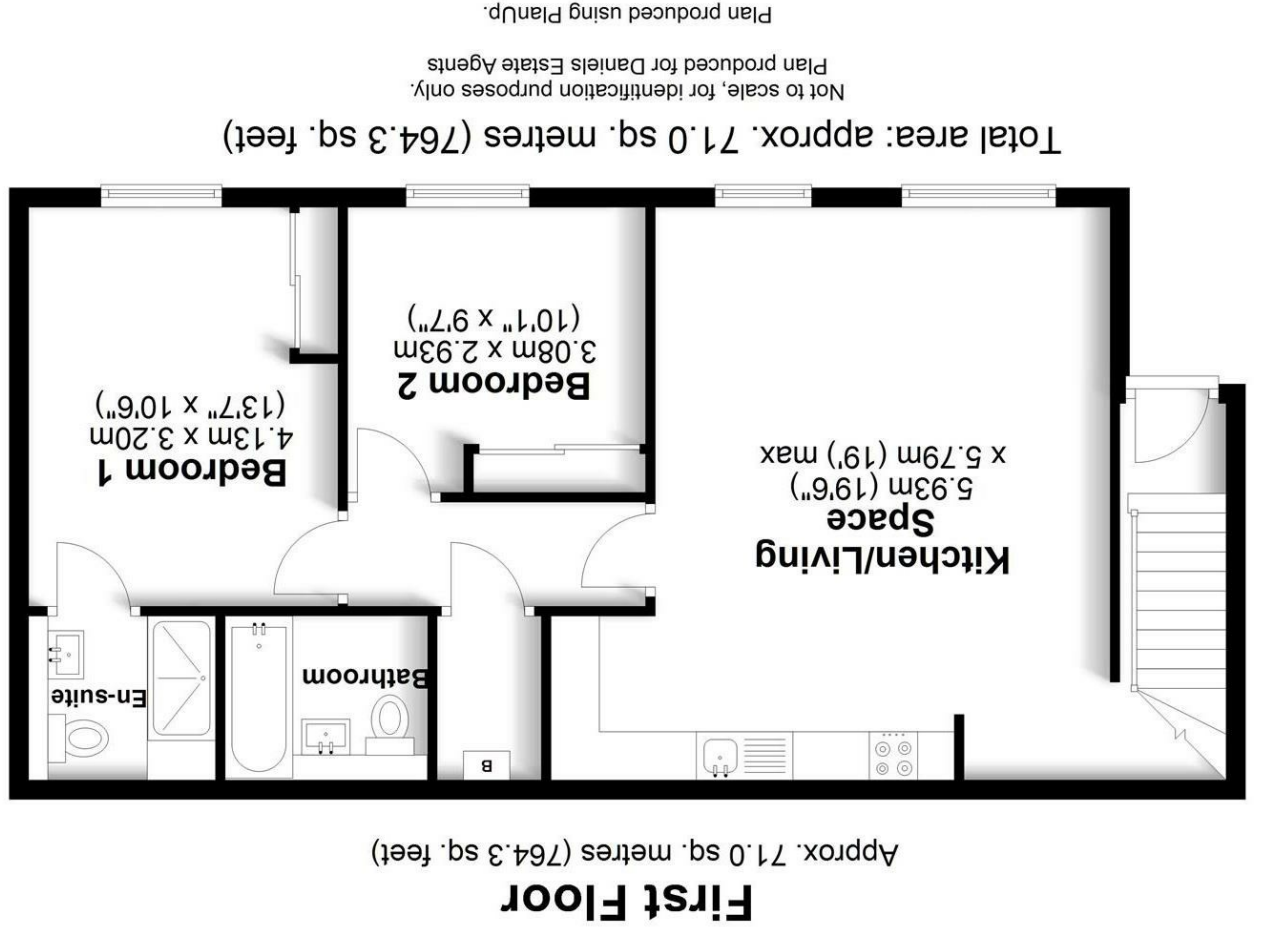


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very energy efficient - lower running costs		Very energy efficient - lower running costs	
Not energy efficient - higher running costs		Not energy efficient - higher running costs	
(92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





A two bedroom, two bathroom first floor apartment located within the popular King Harry development just a short walk from Verulamium Park and Waitrose with the City centre just beyond and easy access to the major motorway links. The wide entrance and staircase along with high ceilings and an open plan living room and kitchen give a feeling of space. Externally the property benefits from a private under cover parking space.

Entrance Hallway

Radiator. Stairs to first floor.

Living Room/Kitchen

Two double glazed windows to front. Radiator. Fitted with a good range of wall and base mounted units with quartzstone worktops over and inset stainless steel sink unit with mixer tap over. Stainless steel oven and matching gas hob with stainless steel upstand and matching chimney style extractor. Integrated washing machine and dishwasher. Integrated fridge/freezer.

Inner Hallway

Large storage cupboard housing wall mounted gas boiler. Doors to:

Master Bedroom

Double glazed window to front. Built-in double wardrobe. Radiator. Door to:

En-suite Shower Room

Fully tiled with a double shower cubicle with thermostatic shower and glazed screen. Back to wall WC and wash hand basin. Ladder style radiator. Extractor fan. Downlighters.

Bedroom Two

Double glazed window to front. Radiator.

Bathroom

Fully tiled and comprising a paneled bath with mixer tap and shower attachment. Back to wall WC and wall hung wash hand basin. Ladder style radiator. Extractor fan. Downlighters

Lease

999 years with 986 years remaining.

Service Charge

Approximately £800 per annum-£393.80 for the current 6 month period 1st April 26 to 30th September 26

