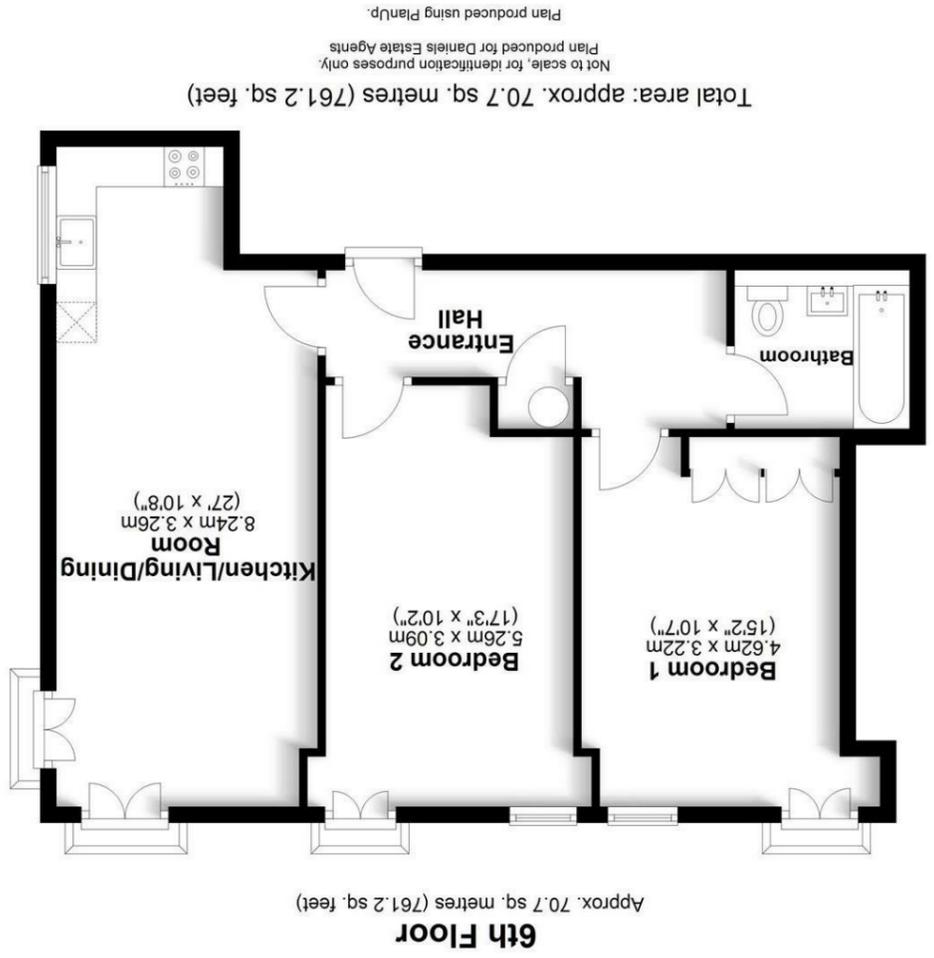


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Potential		
Current		

**Environmental Impact (CO<sub>2</sub>) Rating**

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

**Energy Efficiency Rating**





**Entrance Hall**

Video entry phone system. Airing cupboard housing hot water system and consumer unit. Down lighters. Wood effect flooring. Doors to:-

£435 per annum.

**Kitchen Area**

Double glazed window to side. A modern range of wall and base units with Quartzstone work surface and up-stands. Inset stainless steel sink and mixer tap. Integrated appliances to include oven, ceramic hob, extractor fan, fridge/freezer and washer dryer.

**Living Room**

Two Juliette balconies with stunning views across the south of St Albans. Down lighters. Radiator. Wood effect flooring. Under floor heating.



**Bedroom One**

Juliette balcony plus further double glazed floor to ceiling window. Down lighters. Fitted floor to ceiling wardrobes. Carpet. Under floor heating.

**Bedroom Two**

Juliette balcony plus further double glazed floor to ceiling window. Down lighters. Carpet. Under floor heating.

**Bathroom**

A luxury fully tiled bathroom suite comprising: Bath with mixer tap, over-head shower and detachable wand. Vanity wash hand basin. Low level WC. Down lighters. Extractor fan. Chrome heated towel rail.

**Parking**

Allocated parking space.

**Lease**

116 Years remaining.

**Service Charge**

£3,430 for the year 2024.

**Ground Rent**

