

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

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

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower 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

**Energy Efficiency Rating**

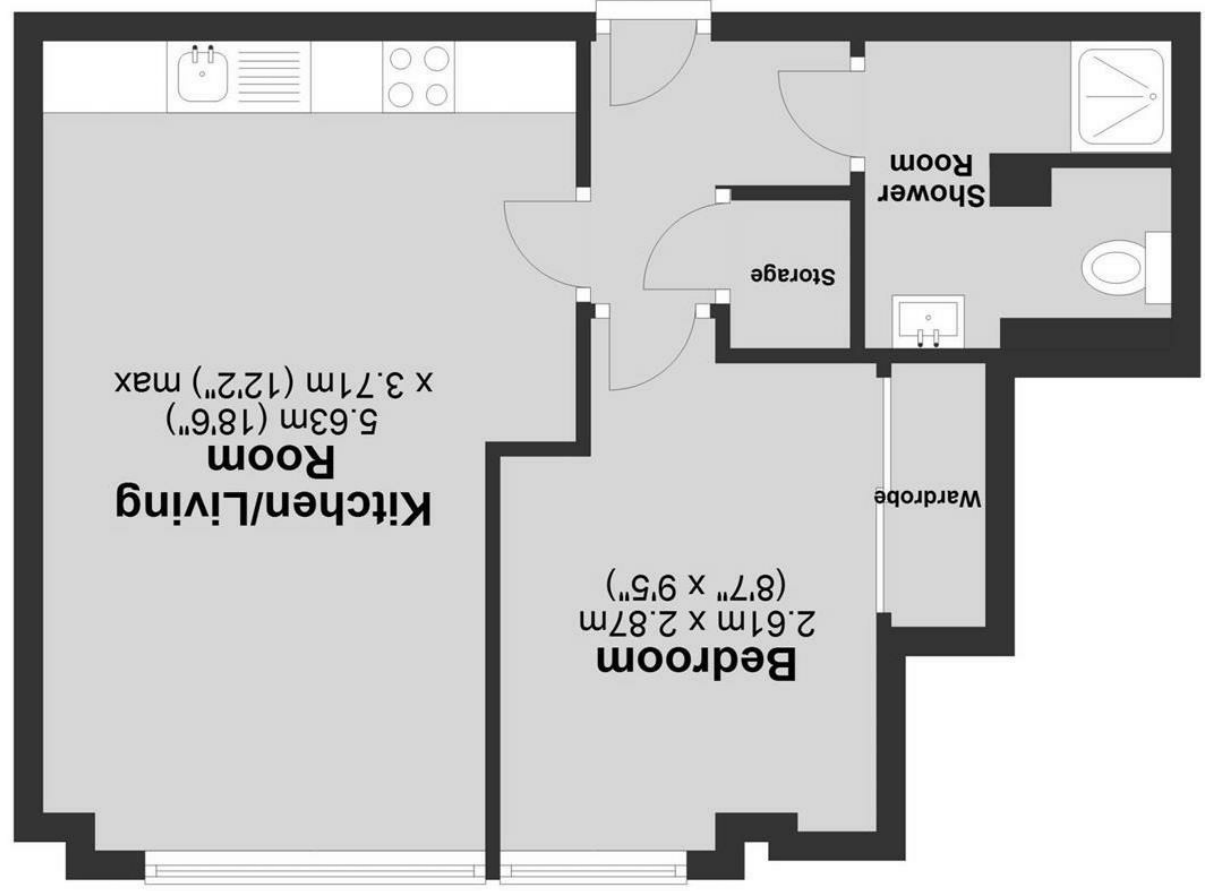
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Total area: approx. 38.2 sq. metres (411.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide. Eaves storage not included in the total floor area. Plan produced using PlanUp.



**First Floor**  
 Approx. 38.2 sq. metres (411.2 sq. feet)





Located in the heart of the City centre, on the first floor of this contemporary development with the benefit of secure covered parking, this is an ideal property for those looking for a home with all the restaurants, shops and pubs virtually on your doorstep. The property is also ideally placed midway between both stations and close to the Cathedral and Verulamium Park. Offered for sale chain free in our opinion this is a very suitable first time or investment purchase with a potential rental income of £1450 per month.

#### Entrance Hallway

Radiator. Entryphone system. Cupboard housing hot water cylinder and ventilation system. Doors to:

#### Living Room/Kitchen

Double glazed window to rear. Two radiators. Kitchen with a range of wall and base mounted units with Corian work surfaces over. Built-in Bosch appliances to include oven, induction hob, microwave and extractor hood. Further integrated washing machine and fridge/freezer.

#### Bedroom

Double glazed window to rear. Built-in mirror fronted wardrobe cupboard.

#### Shower Room

Glazed shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Heated towel rail. Low level WC. Tiled floor.

#### Parking

Secure covered allocated parking with gated access to the rear of the building.

#### Lease

115 years remaining.

#### Ground Rent

£395 per annum.

#### Maintenance

£1364.70 payable for the current year.

