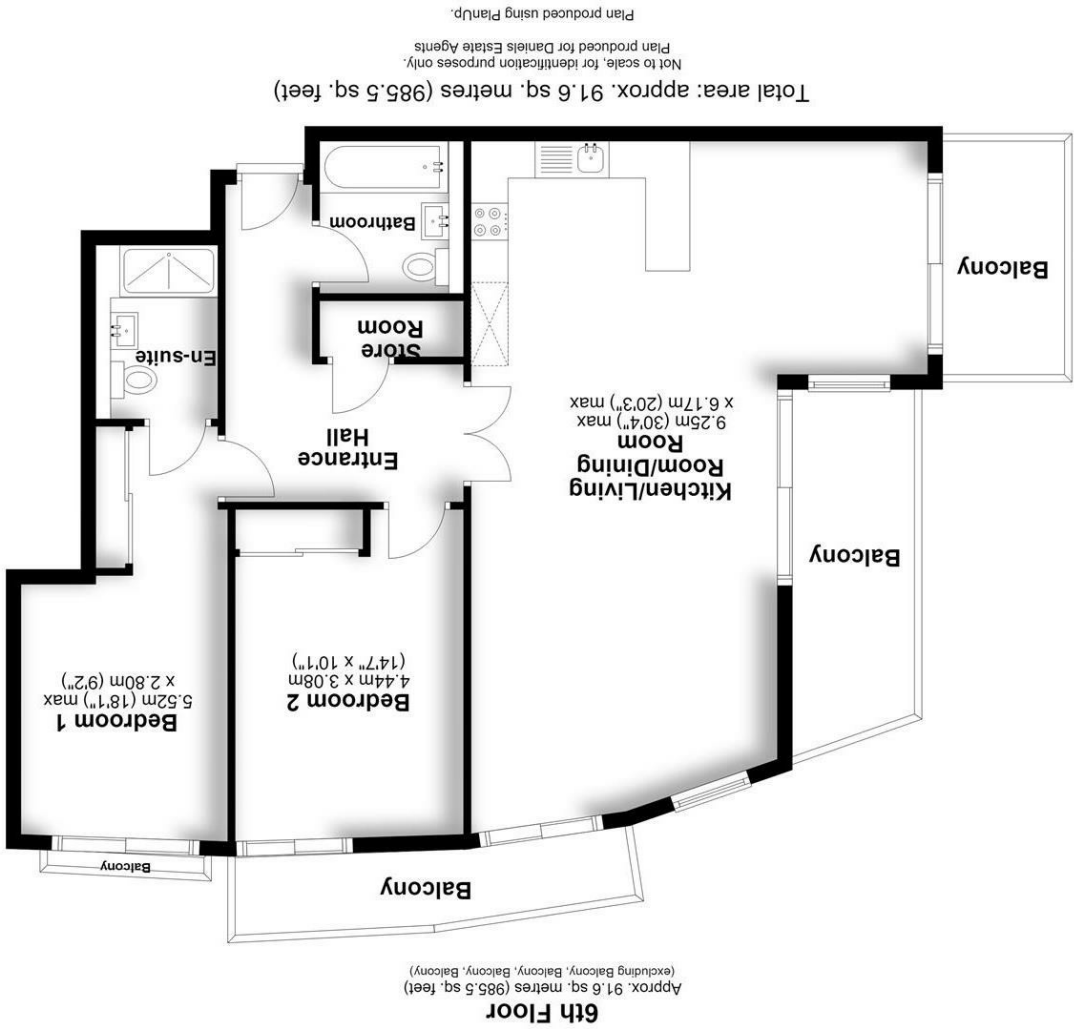


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
	77	78
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
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

Video entry phone system. Karndean flooring and under floor heating. Airing cupboard housing Megaflo hot water system. Doors to:-

Living Room

An open plan living space with two sets of sliding doors to balconies. Floor to ceiling window. Karndean flooring and underfloor heating. TV wall point. Opening onto:-

Kitchen

A contemporary white gloss kitchen with a range of wall and base mounted units with quartz stone work surfaces and up stands. Inset stainless steel sink with mixer tap. A range of AEG appliances to include double oven, microwave, ceramic hob, extractor fan, fridge/freezer, washing machine and dish washer.

Dining Room

An open plan dining space with a set of sliding doors to a covered balcony. Floor to ceiling window. Karndean flooring and underfloor heating.

Master Bedroom

Sliding doors leading onto Juliet balcony. A range of fitted wardrobes. Karndean flooring with underfloor heating. TV wall point.

En-suite Shower Room

A luxury fully tiled shower room to include:- A double walk in shower with glazed screen. Wash hand basin. WC. Heated towel rail. Large wall mirror. Shaver point. Down lighter. Karndean flooring and underfloor heating. Extractor fan.

Bedroom Two

Sliding doors to balcony. A range of fitted wardrobes. Karndean flooring with underfloor heating. TV wall point.

Bathroom

A luxury fully tiled bathroom to include:- Bath with mixer tap, shower attachment and glazed screen. Wash hand basin. WC. Heated towel rail. Large wall mirror. Shaver point. Down lighter. Karndean flooring and underfloor heating. Extractor fan.

Parking

Secure underground allocated parking space.

Lease

981 years remaining.

Maintenance Charge

Approximately £2000 for the current year plus £601 for insurance.

Ground Rent

£424.12.

