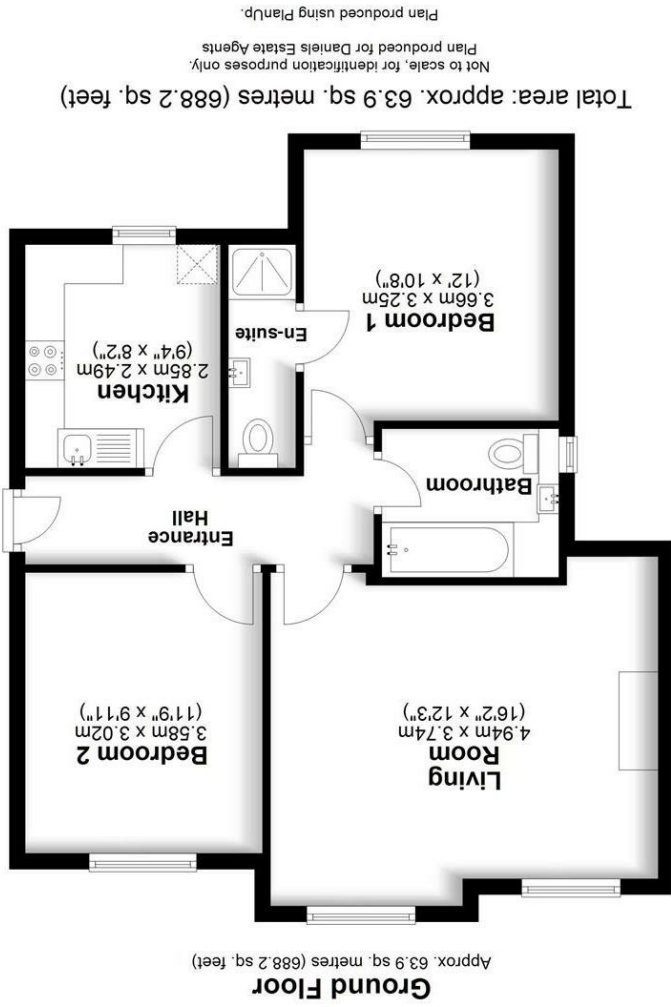


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Current	68	
Potential	72	

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	
Current	70	
Potential	73	





Communal Entrance Hallway

Entrance Hallway

Wood effect flooring. Radiator. Doors to:

Living Room

Two double glazed sash style windows to rear. Feature living flame gas fire cast iron and marble surround and slate hearth. Wood effect flooring. Radiator.

Kitchen

Double glazed sash style window to front. Fitted with a range of wall and base mounted units. Stainless steel oven with matching gas hob and extractor over. Sink unit with mixer tap over. Washing machine. Wood effect flooring. Radiator.

Bedroom One

Double glazed sash style window to front. Newly fitted carpet. Radiators

En-suite Shower Room

Fully tiled with a glazed cubicle with thermostatic shower. Vanity unit with wash basin. Low level WC. Heated towel rail. Hansgrohe fittings. Tiled floor.

Bedroom Two

Double glazed sash style window to rear. Newly fitted carpet. Radiator.

Bathroom

Double glazed frosted window to side. Luxuriously re-fitted with quality tiling and Hansgrohe fittings with a suite in white. Bath with glazed shower screen with thermostatic shower over. Vanity wash hand basin. Back to wall WC. Heated towel rail.

Exterior

One allocated parking space and further visitors spaces, permit controlled.

Lease (Share of Freehold)

999 years with 993 years remaining.

Maintenance Charge

£1679.26 maintenance plus £666.67 contribution into reserve fund for 2025/26 financial year.

Ground Rent

Peppercorn £1 per annum.

