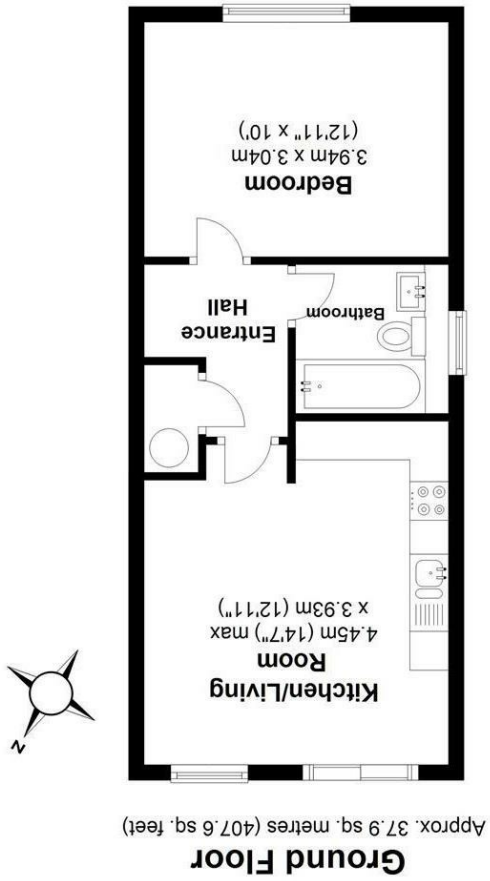


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
		Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
		Very environmentally friendly - lower CO2 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 CO2 emissions
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
		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
		Very environmentally friendly - lower CO2 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 CO2 emissions

Total area: approx. 37.9 sq. metres (407.6 sq. feet)

Not to scale, for identification purposes only.

Plan produced using PlanUp.





Full Description

Entrance Hallway

Wood effect Karndean flooring. Under floor heating. Entry phone system. Airing cupboard housing electric hot water and heating system. Doors to:-

Living Area

Patio doors leading to terrace and communal garden. Wood effect Karndean flooring. Under floor heating. Opening onto

Kitchen

A contemporary high gloss kitchen with a range of wall and base mounted units with Quartz work surfaces and up stands. Inset stainless steel sink unit with mixer tap. A range of integrated appliances to include oven, ceramic induction hob and extractor fan, fridge/freezer, washing machine and dishwasher. Underfloor heating

Bedroom

Double glazed window to front. Under floor heating. Carpet flooring.

Bathroom

A modern part ceramic tiled bathroom with window to side comprising: Bath with glazed shower screen and mixer tap with shower over. Pedestal wash hand basin with mixer tap. WC. Double glazed window to side. Shaver point. Extractor fan. Underfloor heating.

Ground Rent

£200 Per annum.

Service Charge

£1206.44 for the current year.

Lease

125 Years from new

