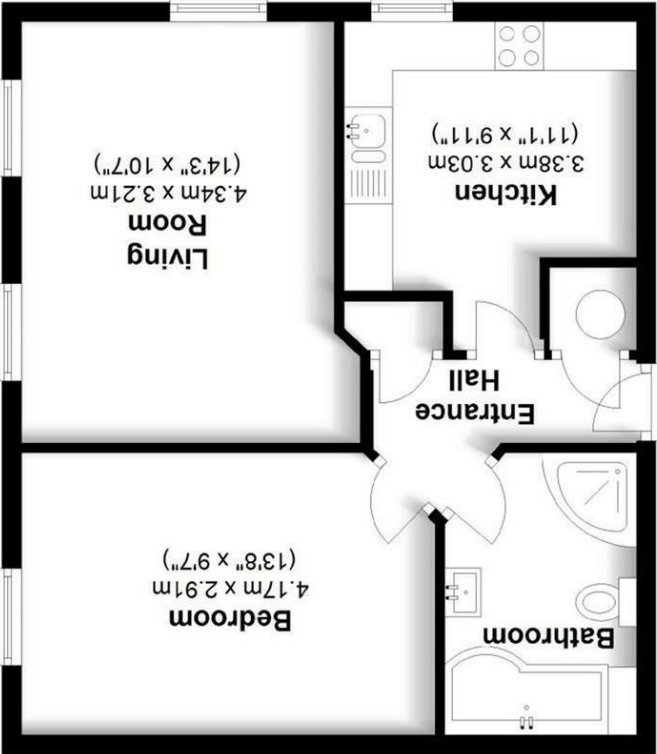


| Energy Efficiency Rating | | |
|-----------------------------------|---------|---|
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Potential | Current | Very energy efficient - lower running costs |
| | | Not energy efficient - higher running costs |
| Energy Efficiency Rating | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Potential | Current | Very environmentally friendly - lower CO2 emissions |
| | | Not environmentally friendly - higher CO2 emissions |
| Environmental Impact (CO2) Rating | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| Potential | Current | Very environmentally friendly - lower CO2 emissions |
| | | Not environmentally friendly - higher CO2 emissions |
| Environmental Impact (CO2) Rating | | |

Total area: approx. 46.3 sq. metres (498.0 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.



First Floor
Approx. 46.3 sq. metres (498.0 sq. feet)





Communal Entrance Hallway

Stairs to first floor. Secure communal cycle storage.

Entrance Hallway

Storage cupboard. Further cupboard housing hot water cylinder. Doors to:

Living Room

Two double glazed windows to side. Double glazed window to front. Radiator.

Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with quartzstone worksurfaces over under unit and low level lighting. Built-in stainless steel oven and matching microwave. Induction hob with quartzstone upstand. Integrated fridge/freezer. Integrated washing machine. Recessed sink unit with swan neck mixer tap over. Wood effect flooring.

Bedroom

Double glazed window to side.

Bathroom

Fitted with a suite in white comprising: Paneled bath. Glazed shower cubicle with thermostatic shower. Low level WC. Part-tiling to splashback areas. Heated ladder style towel rail. Wood effect flooring.

Exterior

Allocated parking and further visitors parking.

Ground Rent

£250 per annum

Maintenance

Currently approximately £1000 annually.

Lease

125 years with 116 remaining.

