

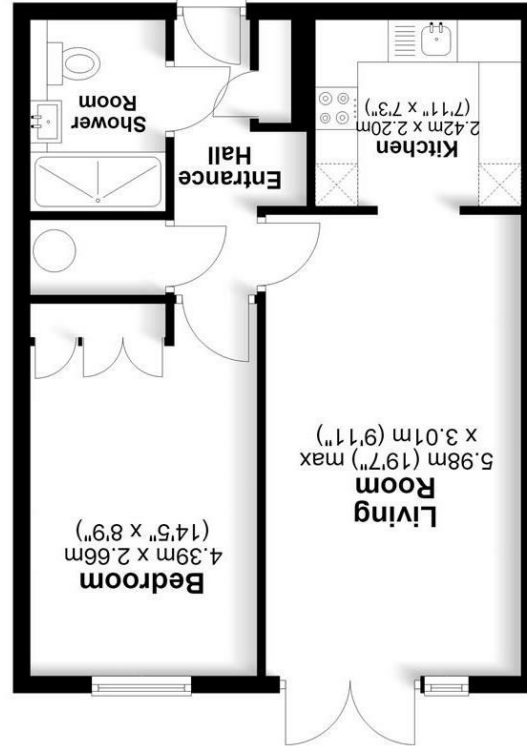
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential		
Current		

Environmental Impact (CO₂) Rating

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	
Potential		
Current	77	

Energy Efficiency Rating

Total area: approx. 44.6 sq. metres (480.4 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents
 Plan produced using PlanLP.





Entrance

Hardwood front door. Storage cupboard with fuse box. Airing cupboard housing hot water cylinder, cold water tank and shelving. Electric heater.

Not applicable.

Living Room

Double glazed patio doors. Electric heater. Opening onto:-

Kitchen

A fitted range of base and wall mounted units with roll edge work surfaces. Stainless steel sink unit. Tiled splash backs. Integrated electric fan oven with extractor fan and electric hob. Space for washing machine, dishwasher and fridge/freezer. Vinyl flooring. Electric heater.

Bedroom

Double glazed window to front. Fitted wardrobe. Electric heater.

Bathroom

A double shower cubicle with electric shower. Pedestal wash hand basin and WC. Part tiled walls and vinyl flooring. Electric towel rail. Extractor fan.

Communal Lounge

Large communal Lounge area hosting various social events detailed on the notice boards to include kitchen. Second smaller communal lounge located in the lower block. Two communal drying rooms.

Communal Garden

Parking

Residents and guest parking.

Lease

151 years remaining.

Service Charge

£836.45 quarterly to include 24 hour monitoring service and full time manager.

Ground Rent

