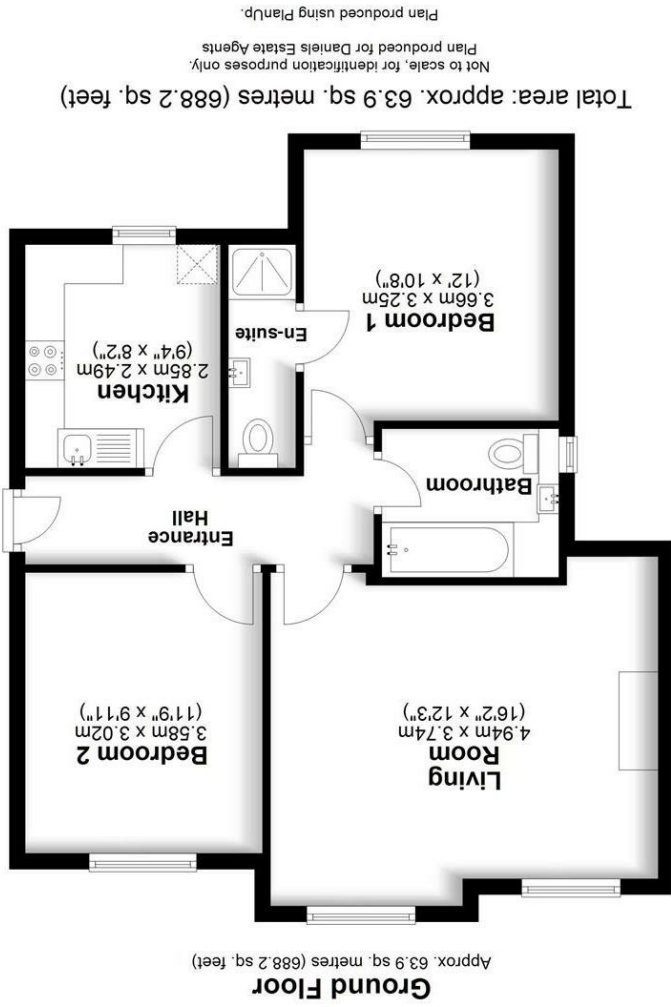


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Current	68	
Potential	72	

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	





A two double bedroom two bathroom ground floor apartment with allocated parking only a few moments walk from the station and City centre, offered for sale chain free. The property has just been re-decorated and also benefits from double glazing, gas central heating and a share of the freehold.

**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.

