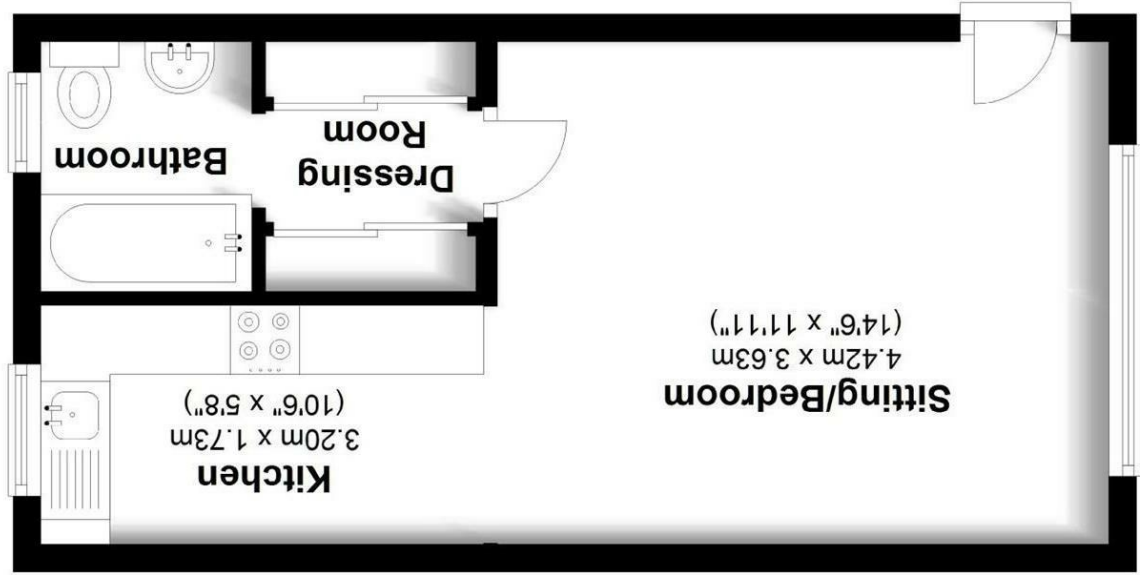


England & Wales	
EU Directive 2002/91/EC	
Potential	Very environmentally friendly - lower CO ₂ emissions
Current	Not environmentally friendly - higher CO ₂ emissions
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G

England & Wales	
EU Directive 2002/91/EC	
Potential	Very energy efficient - lower running costs
Current	Not energy efficient - higher running costs
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
76	71

Total area: approx. 28.0 sq. metres (301.7 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced using PlanUp.



Floor Plan
 Approx. 28.0 sq. metres (301.7 sq. feet)





Entrance

Secure communal front door with telephone entry. Stairs to first floor.

Living Room/Bedroom

Hard wood front door. Double glazed window to front. Television point. Telephone point. Electric heater. Fitted carpet.

Kitchen

Double glazed window to rear. A fitted kitchen with a range of wall and base mounted units with tiled splash back. Stainless steel sink and drainer. Space for cooker with fitted cooker hood over, space for fridge and freezer, space for washing machine. Vinyl flooring.

Dressing Room

A range of fitted wardrobes with sliding doors. Vinyl flooring.

Bathroom

Double glazed window to rear. Part tiled walls. Bath with electric shower. WC. Wash hand basin and vinyl flooring. Heated towel rail and extractor fan.

Exterior

Access to well maintained communal gardens and a private allocated parking space.

Lease

115 Years remaining.

Service Charge

£960 per annum.

Ground Rent

N/A

