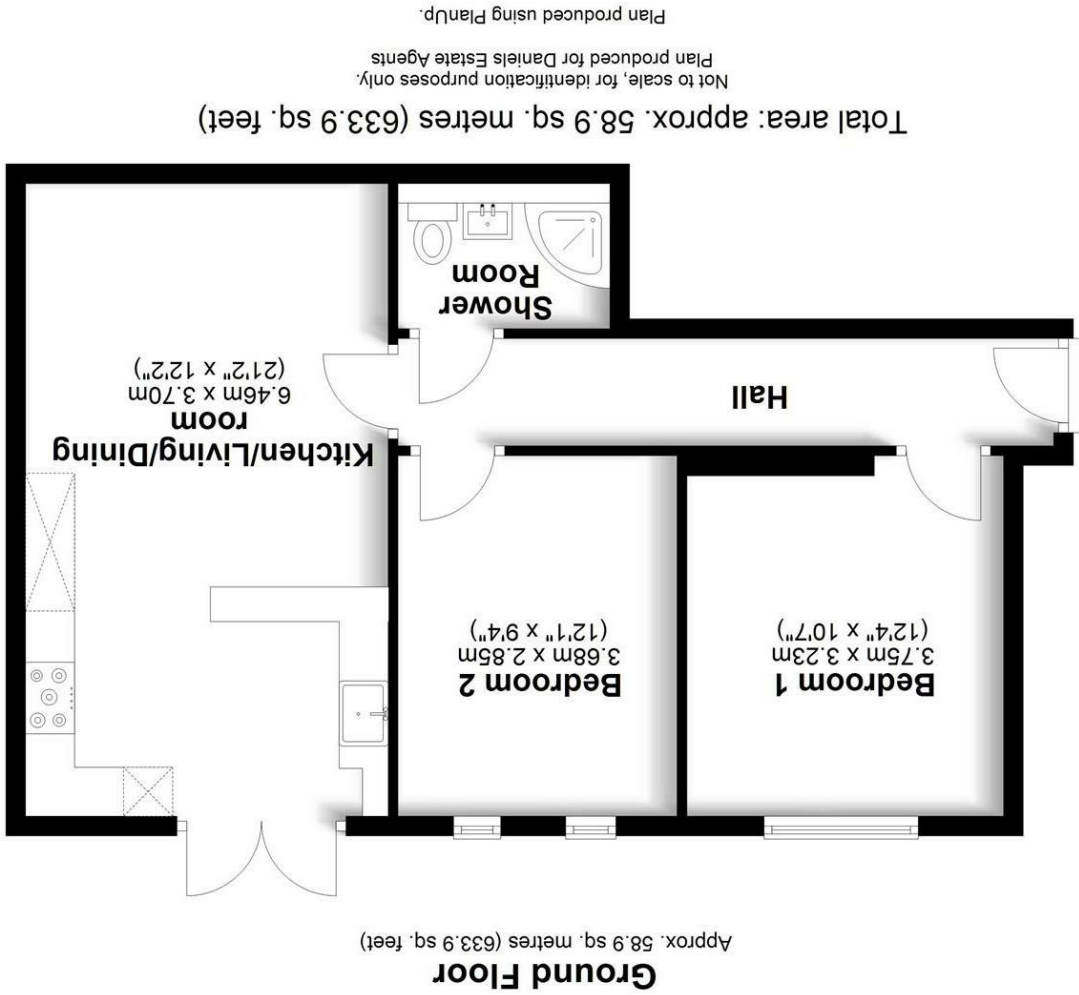




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very environmentally friendly - lower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





Entrance Hallway

Under floor heating. Herringbone LTV flooring. Doors to:

Kitchen

A stunning fully fitted kitchen with a wide selection of wall and base units with peninsular prep area and storage below. Quartz stone work tops and splash backs. Inset sink with brass swan necked mixer tap. A full set of Neff appliances to include: double oven, induction hob, extractor fan, fridge/freezer and washer/drier. Down lighters. Underfloor heating. Herringbone LTV flooring. Double doors leading to the private garden terrace.

Living/Dining Area

Down lighters. Underfloor heating. Herringbone LTV flooring.

Bedroom One

Double glazed window to rear. Under floor heating. Herringbone LTV flooring.

Bedroom Two

Vaulted ceiling with chandelier lighting. Double glazed window to rear. Under floor heating. Herringbone LTV flooring.

Shower Room

A fully tiled luxury shower room with glazed cubicle, over head shower and detachable wand. Vanity wash hand basin with over hang mixer tap. WC. Heated towel rail. Down lighters. Extractor fan.

Private garden terrace

A paved private garden terrace accessed via double doors from the kitchen or via a gate from the car parking area.

Communal Exterior

Communal area with seating raised planters with a range of shrubs.

Parking

Allocated parking space with private electric charge point.

Lease

Brand new 125 year lease

