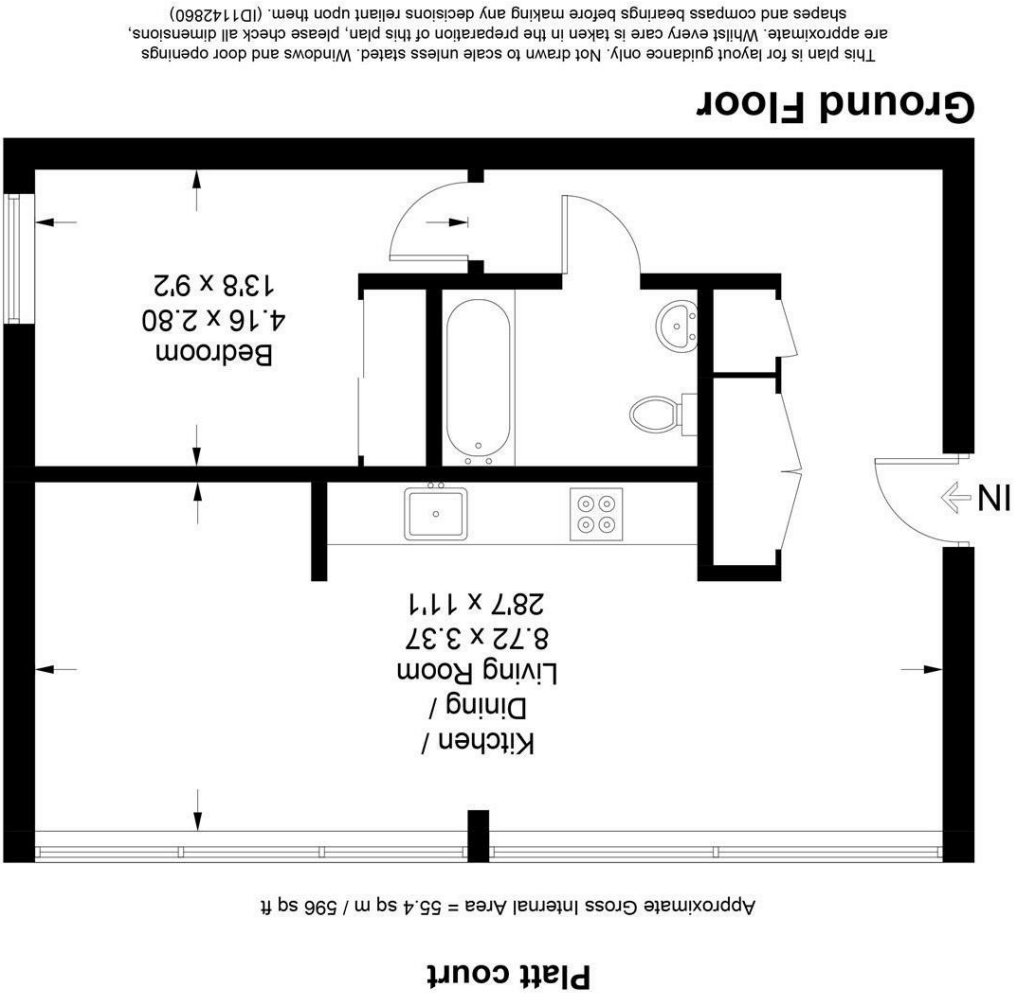


Energy Efficiency Rating			
Potential	Current	England & Wales EU Directive 2002/91/EC	
		Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
82			
Potential	Current	England & Wales EU Directive 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 (1-20) G Not environmentally friendly - higher CO ₂ emissions	
67			
Environmental Impact (CO ₂) Rating			





* First three years service charges paid * A spacious chain free ground floor apartment with underground parking space and access to a fully equipped residents gymnasium. Located within the popular part Grade II listed Newsome Place development only minutes walk of the station and City centre with an abundance of bars, pubs, restaurants and coffee shops. With over 580 square foot of accommodation the property provides a large open plan living space with a modern kitchen, a generous size bedroom with built-in wardrobes and a stylish bathroom.

Entrance

Hard wood front door. Large double cupboard housing hot water system with space and plumbing for washing machine. Additional storage cupboard. Video entry phone system.

Living Room

Double glazed windows. Electric heaters. Oak flooring.

Kitchen

A range of wall and base mounted units with wood effect work surfaces. Stainless steel sink and mixer tap. Integrated appliances to include electric oven with hob and extractor. Dish washer and fridge/freezer.

Bedroom

Double glazed window. Electric heater. Wood effect flooring. Built-in wardrobes.

Bathroom

Bath with glazed shower screen, mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Chrome heated towel rail. Down lighters. Extractor fan.

Parking

Allocated underground parking space.

Communal Gymnasium

A wide selection of cardio and weight equipment

Lease

130 years from 1 January 2008. 113 years remaining.

Ground Rent

£300 per annum.

Service Charge

£3,300 per annum.

