

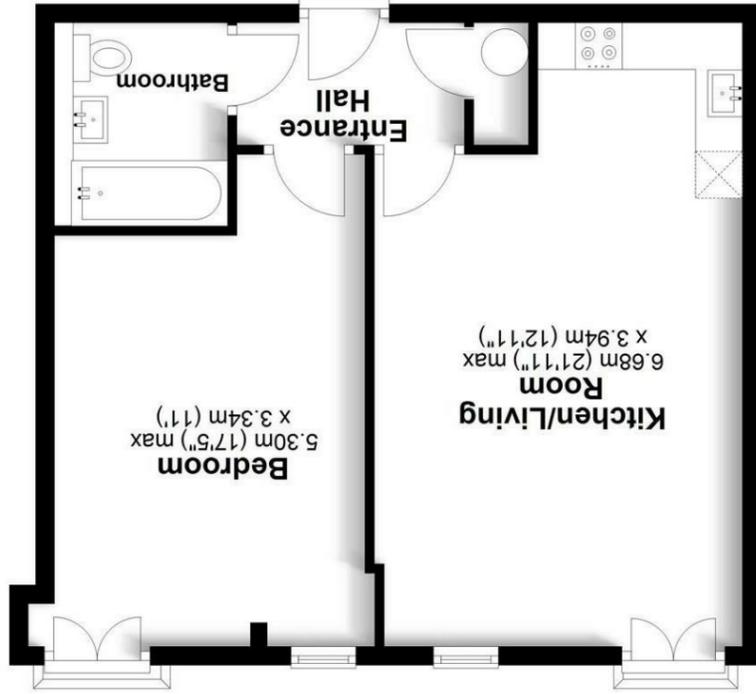
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs		
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

Energy Efficiency Rating

Total area: approx. 49.3 sq. metres (530.8 sq. feet)
 Plan produced for Daniels Estate Agents
 Not to scale, for identification purposes only.
 Plan produced using PlanUp.





Communal Entrance

A welcoming communal entrance with concierge desk, seating area, secure post box and lifts to all floors.

Hallway

Down lighters. Airing cupboard. Wood effect flooring. Under floor heating. Doors leading to:-

Living Room

Juliet balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Under floor heating.

Kitchen

A range of wall and base mounted units with Quartz stone work surfaces and up-stands. Inset stainless steel sink with mixer tap. Integrated electric oven, hob and extractor fan, fridge/freezer and washer/dryer. Down lighters. Wood effect flooring. Under floor heating.

Bedroom

Juliet balcony with south facing views across St Albans. Further floor to ceiling window. Down lighters. Carpet. Under floor heating.

Bathroom

A luxury fully tiled bathroom suite comprising: Bath with mixer tap, over-head shower and detachable wand. Vanity wash hand basin. Low level WC. Downlighters. Extractor fan. Chrome heated towel rail.

Lease

115 years remaining.

Ground Rent

£300 per annum.

Service Charge

£3,095 per annum.

