

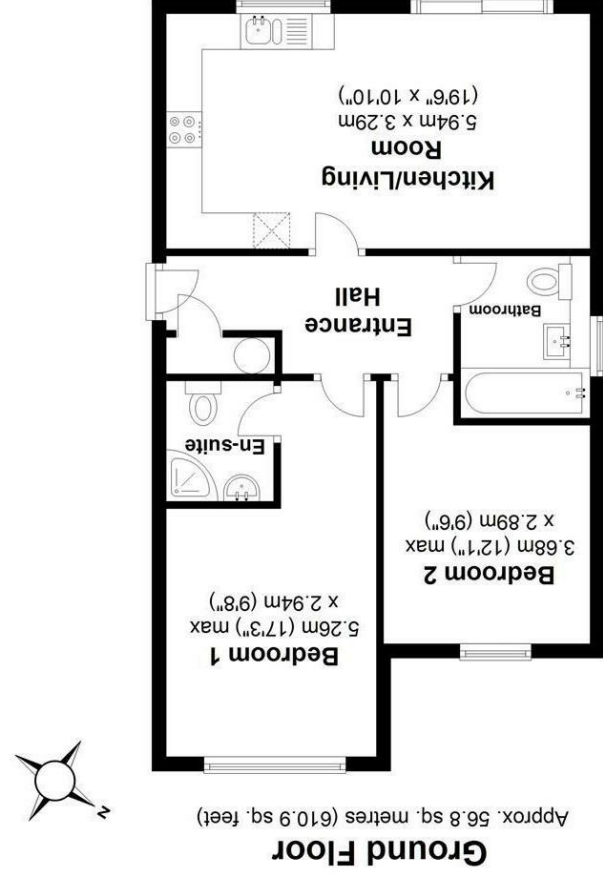
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

Environmental Impact (CO<sub>2</sub>) 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. 56.8 sq. metres (610.9 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced using PlanUp.





A two bedroom two bathroom ground floor apartment to the north of the City centre within this modern development with the City centre and mainline station just over a mile away. The property provides a contemporary kitchen with Quartzstone worksurfaces along with a full range of integrated appliances, living room with balcony, two good sized bedrooms, en-suite shower room and luxury family bathroom. Additionally the property offers two parking spaces, further visitors parking and further benefits include underfloor heating throughout, full fibre broadband, air source heat pump, CCTV security, secure cycle storage and a communal garden area.

**Entrance Hallway**

Secure communal front door. Stairs leading to second floor. Hard wood front door leading to:-

**Hallway**

Entry phone system. Airing cupboard housing electric hot water system. LVP (Laminate Vinyl Plank) wood effect flooring. Doors to:-

**Kitchen Area**

A quality high gloss grey kitchen with a range of wall and base mounted units with Quartz stone work surfaces and upstands over. A stainless steel sink unit with pull out mixer tap. A full range of integrated appliances to include Bosch oven and induction hob with extractor fan over, fridge/freezer, Bosch dishwasher and washing machine. Double glazed window to front.

**Bedroom One**

Triple glazed window to rear.

**En-suite Shower**

A luxury shower suite comprising: Glazed corner shower cubicle. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Shaver point.

**Bedroom Two**

Triple glazed window to rear.

**Bathroom**

A luxury bathroom suite comprising: Bath with mixer tap and shower over with glazed shower screen. Wash hand basin. WC. Part tiled walls and tiled flooring. Under floor heating. Frosted double glazed window to side. Shaver point. Towel rail.

**Parking**

Two allocated parking spaces within a private carpark plus visitors parking.

**Communal Garden**

A shared communal garden space mainly laid to lawn.

**Maintenance Charge**

£1204.64 for the current year.

**Lease**

117 years remaining

