

England & Wales		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92 plus)	G (1-20)
		B (81-91)	F (21-38)
		C (69-80)	E (39-54)
		D (55-68)	
58	58		

Environmental Impact (CO₂) Rating



Total area: approx. 53.2 sq. metres (572.8 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.



£190,000 Leasehold



Communal Entrance Hall Way

Stairs to first floor. Cupboards housing electric meters. Secure bike rack. Further door to communal garden.

Entrance Hallway

Double glazed window to front. Useful under stairs storage cupboard. Stairs to first floor. Doors to:

Living Area

Two double glazed windows to rear. Fitted carpet.

Kitchen Area

Fitted with a range of wall and base mounted units with Quartzstone worksurfaces over. Inset sink unit with swan neck mixer tap over. Stainless steel oven and ceramic hob with matching stainless steel chimney style extractor over. Built in microwave. Integrated fridge. Integrated washing machine. Laminate flooring. Low level lighting.

Shower Room

Glazed shower cubicle. Pedestal wash hand basin.

WC

Low level WC and pedestal wash hand basin.

Storage Room

Useful storage cupboard.

Lease

125 years with 117 years remaining.

Ground rent

£200 per annum

Maintenance

£857 for the current year

