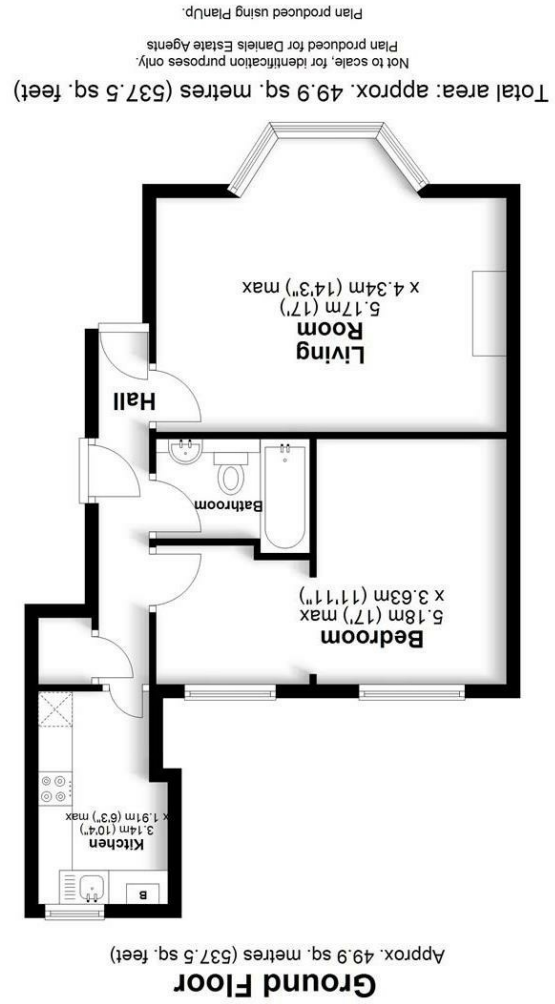


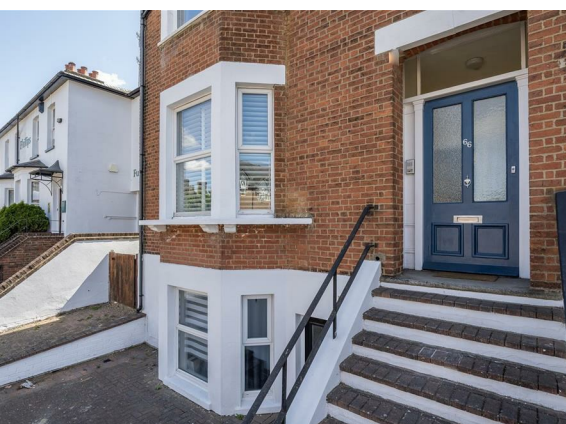
England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential	Current	

Environmental Impact (CO₂) Rating

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	
Not energy efficient - higher running costs	(1-20) G	
Potential	Current	

Energy Efficiency Rating





A superb one bedroom upper ground floor apartment forming part of this stunning period conversion only a few minutes walk of Station and City centre. Offered for sale chain free, the property provides bright and spacious accommodation with some period touches to include a stunning marble fire place and bay window to the living room.

Approximately £500 per annum to include ground rent. Plus 30% on any additional expenditure.

Entrance Hall

Stairs leading up to raised ground floor apartment. A part glazed communal front door. Entry system.

Hallway

Hard wood front door. Down lighters. Entry phone system. Doors leading to:-

Living Room

Double glazed bay window to front with fitted shutters. A stunning marble and cast iron feature fire place. Cornicing. Down lighters and wall lights. Radiator.

Kitchen

Double glazed window to rear. A modern range of wall and base units with work surface over. Inset stainless steel sink with mixer tap. Tiled splash back. Integrated oven with gas hob and extractor. Plumbing for washing machine. Space for fridge/freezer. Down lighters. Tiled flooring. Radiator and wall mounted Vaillant Gas boiler.

Bedroom

Double glazed windows to rear with fitted shutters. Down lighters. Cornicing. Radiator. Dressing area.

Bathroom

A modern part tiled bathroom suite comprising: Panelled bath tub with mixer tap, glazed screen and mains shower over. Vanity wash hand basin and WC. Heated towel rail. Down lighters, extractor fan and shaver point.

Lease

111 years remaining.

Service Charge and Ground Rent

