

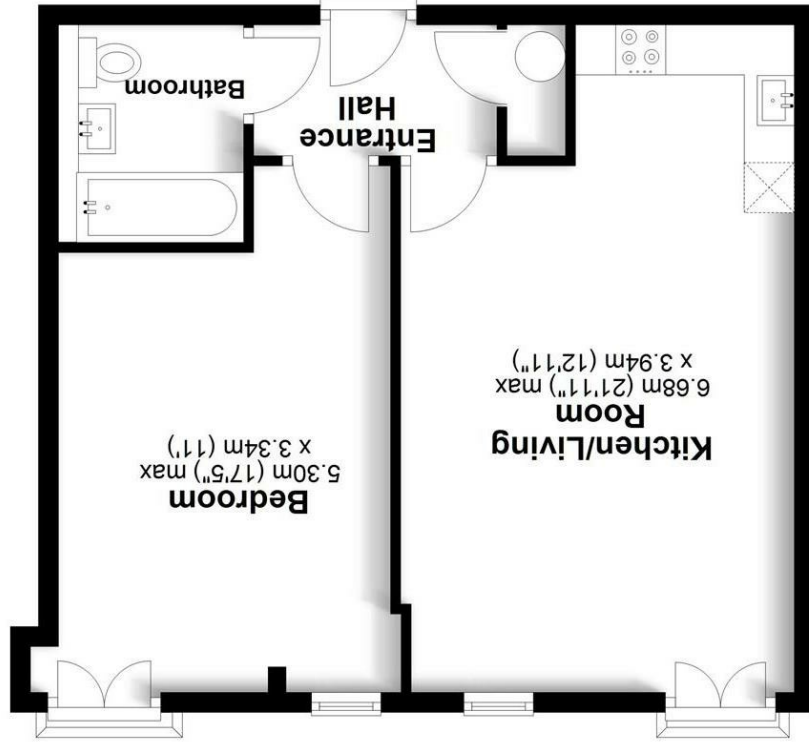
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
Not environmentally friendly - higher CO ₂ emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

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.



Second Floor
 Approx. 49.3 sq. metres (530.8 sq. feet)





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 triple glazed 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 triple glazed 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.

