

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

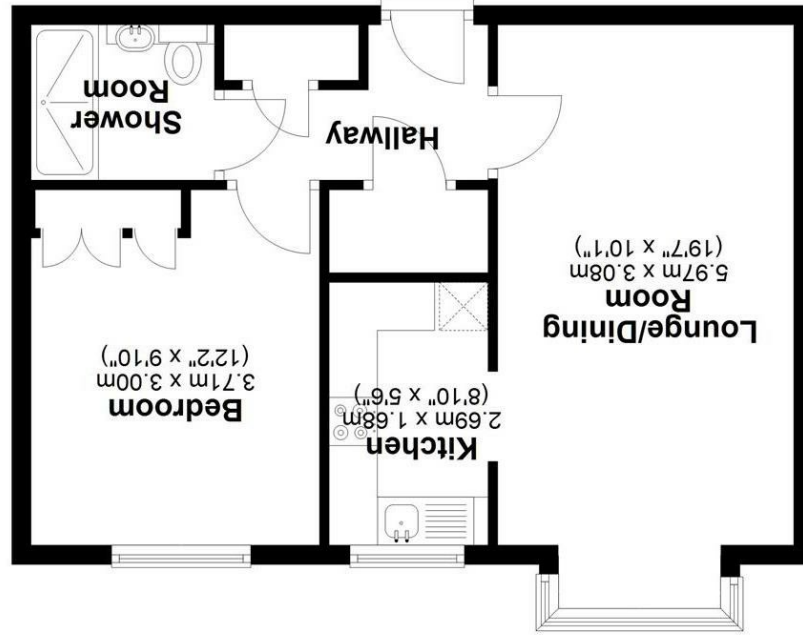
**Environmental Impact (CO<sub>2</sub>) Rating**

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**

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Total area: approx. 43.9 sq. metres (472.6 sq. feet)



**Floor Plan**  
Approx. 43.9 sq. metres (472.6 sq. feet)





**Entrance Hall**

Coved ceiling. Airing cupboard housing hot water system. Additional storage cupboard. Electric heater. Doors to:-

N/A

**Living Room**

Double glazed window to rear. Coved ceiling. Entry phone system. Electric heater. Feature Electric fireplace. Archway leading to:-

**Kitchen**

Double glazed window to front. A well fitted range of wall and base units with work tops over. Stainless steel sink unit with mixer tap and tiled splashbacks. Integrated electric oven with electric hob and extractor fan. Space for fridge/freezer and washing machine.

**Bedroom**

Double glazed window to rear. Coved ceiling. A range of fitted wardrobes. Electric heater.

**Bathroom**

A fully tiled shower room comprising: Double shower cubicle with electric shower. Vanity wash hand basin with mixer tap and WC. Down lighters. Extractor fan. Chrome heated towel rail.

**Parking**

Ample residents and guest parking.

**Communal Lounge**

Large communal Lounge area hosting various social events detailed on the notice boards to include kitchen. Second smaller communal lounge located in the lower block. Two communal drying rooms.

**Service Charge**

£836.45 quarterly to include 24 hour monitoring service and full time manager.

**Lease**

150 years remaining.

**Ground Rent**

