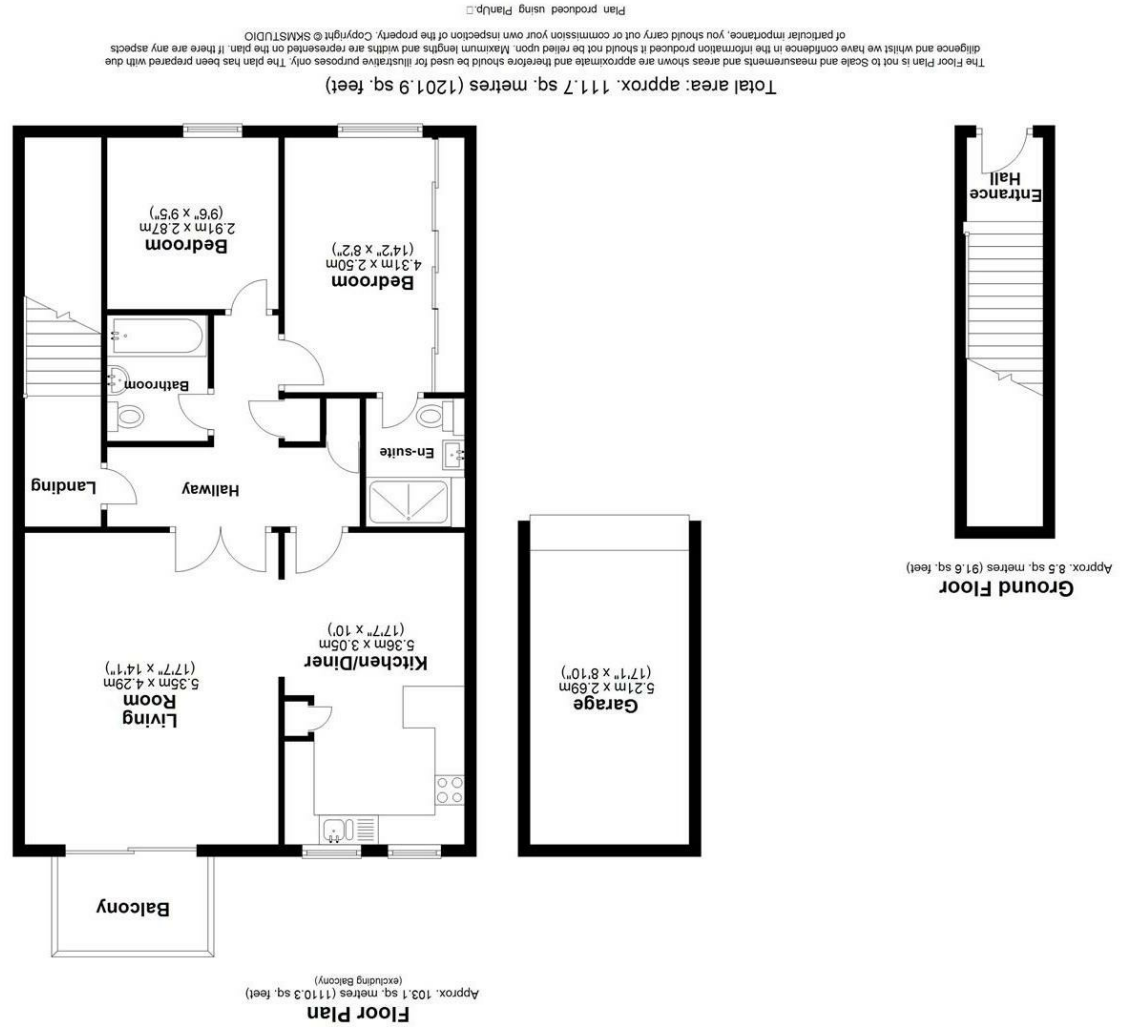


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G

**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**





### Private Entrance

A part glazed front door. Stairs leading to first floor. Further door leading to:-

### Entrance Hallway

Entry phone system. Coved ceiling. Coat cupboard. Airing cupboard housing hot water cylinder. Radiator. Double doors leading to:-

### Living Room

Double glazed sliding patio doors to balcony which overlooks the stunning beautifully maintained communal gardens. Coved ceiling. Radiator. Opening onto:-

### Kitchen/Diner

Double sash windows overlooking the main garden. A well fitted range of wall and base mounted units with roll top work surfaces. Sink with mixer tap and tiled splash backs. Integrated appliances to include gas hob, electric double oven, extractor, fridge/freezer, washing machine and tumble dryer. Coved ceiling and radiator.

### Master Bedroom

Double glazed sash window to front. A range of fitted wardrobes. Coved ceiling and radiator. Wood effect flooring. Door to:-

### En Suite

A luxury refitted fully tiled shower room comprising a double walk in shower cubicle with over head shower and detachable wand. Vanity wash hand basin and WC. Heated towel rail and extractor fan.

### Bedroom Two

Double glazed sash window to front. Coved ceiling and radiator. Wood effect flooring.

### Family Bathroom

A part tiled bathroom comprising panelled bath tub with mixer tap and shower attachment. Pedestal wash hand basin and WC. Heated towel rail and extractor fan.

### External Store Cupboard

### Garage

A secure garage located within close proximity of the property with electric up and over door.

### Parking

Ample secure parking for guests and residents.

### Lease

The property will be sold with a new 999 year lease.

### Service Charge

£3792 for the current year.

### Ground Rent

Not applicable.

### Communal Ground and Gardens

Beautifully maintained communal gardens extending to over six acres with a range of mature specimen trees and shrubs. Extensive lawned areas and gravel paths. Water feature with flower borders. Communal tennis court. Recycling and bin storage area. Brick built drying area.

