

England & Wales		EU Directive 2002/91/EC
Potential	Current	
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	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

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

Energy Efficiency Rating

Total area: approx. 53.4 sq. metres (574.6 sq. feet)  
 Not to scale, for identification purposes only.  
 Plan produced for Daniels Estate Agents  
 Plan produced using PlanLP.





### Communal Entrance Hallway

Stairs to first floor.

### Entrance Hallway

Entryphone handset. Cupboard housing lagged hot water cylinder. Further storage cupboard. Storage heater. Doors to all rooms.

### Living Room

Double glazed windows to side. Storage heater.

### Kitchen

Double glazed window to front. Fitted with a range of wall and base mounted units with worksurfaces over. Inset one and a half bowl sink unit. Tiled to splashbacks. Washing machine. Upright fridge freezer. Electric heater.

### Bedroom One

Double glazed window to rear. Panel heater.

### En-suite Shower Room

Electric shower and tiled shower cubicle with glazed door. Electric wall heater. Extractor fan.

### Bedroom Two

Double glazed window to rear. Panel heater.

### Bathroom

Double glazed frosted window to front. Paneled bath with mixer taps and telephone style shower attachment. Pedestal wash hand basin. Low level WC. Part tiling. Electric heater. LVT flooring.

### Exterior

Allocated parking space and further visitors spaces. Individual bin storage areas.

### Lease

Expiring in 2178 so 152 years remaining.

### Ground Rent

Not applicable

### Maintenance

Approximately £2300 per annum to include insurance with a current payment of £1500 per annum to the reserve fund.

