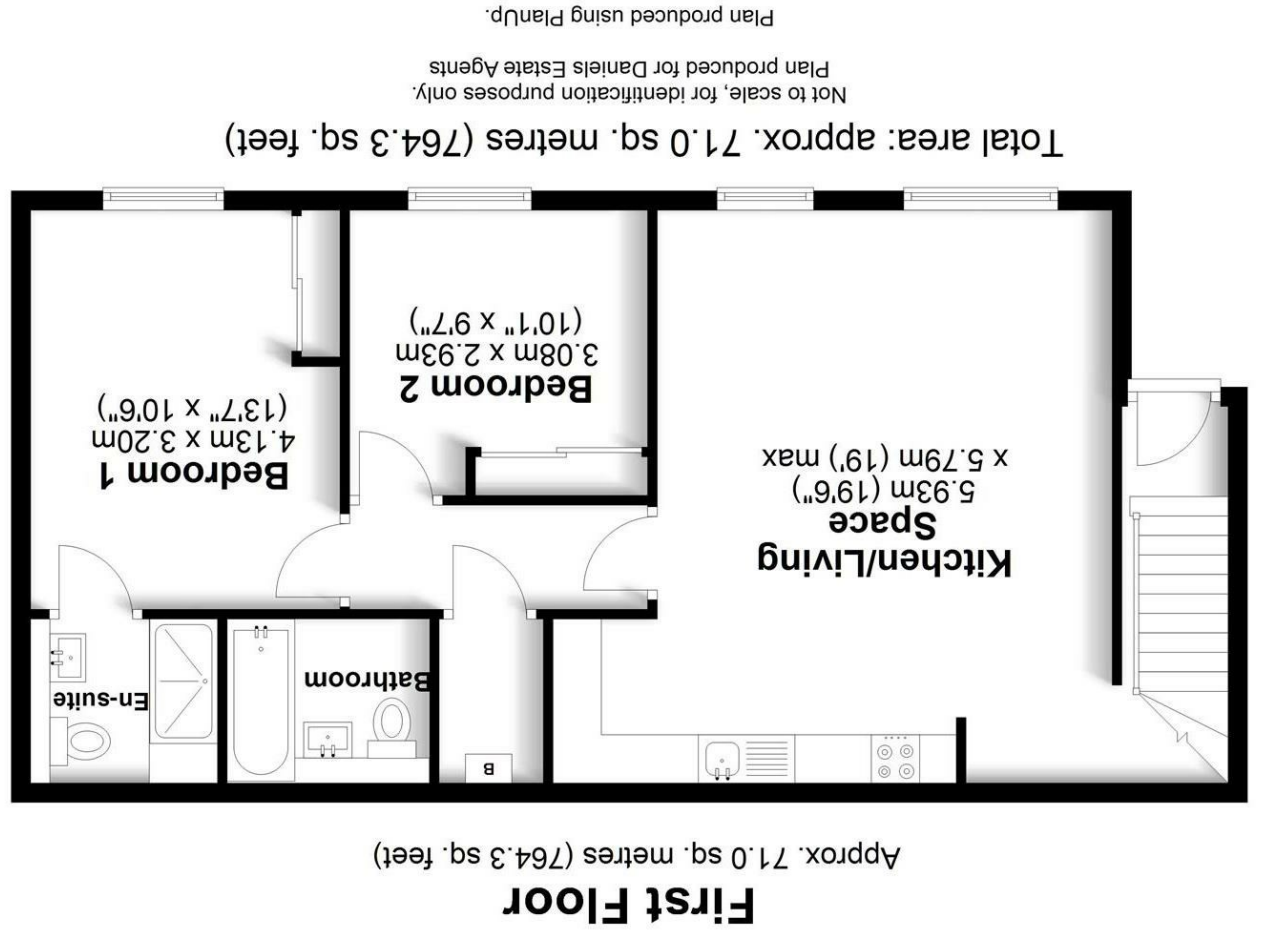


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very energy efficient - 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		Environmental Impact (CO ₂) Rating	
75 75		75 75	





Entrance Hallway
Radiator. Stairs to first floor.



Living Room/Kitchen
Two double glazed windows to front. Radiator. Fitted with a good range of wall and base mounted units with quartzstone worktops over and inset stainless steel sink unit with mixer tap over. Stainless steel oven and matching gas hob with stainless steel upstand and matching chimney style extractor. Integrated washing machine and dishwasher. Integrated fridge/freezer.



Inner Hallway
Large storage cupboard housing wall mounted gas boiler. Doors to:



Master Bedroom
Double glazed window to front. Built-in double wardrobe. Radiator. Door to:



En-suite Shower Room
Fully tiled with a double shower cubicle with thermostatic shower and glazed screen. Back to wall WC and wash hand basin. Ladder style radiator. Extractor fan. Downlighters.



Bedroom Two
Double glazed window to front. Radiator.

Bathroom
Fully tiled and comprising a paneled bath with mixer tap and shower attachment. Back to wall WC and wall hung wash hand basin. Ladder style radiator. Extractor fan. Downlighters

Lease
999 years with 986 years remaining.

Service Charge
£393.80 for the current 6 month period 1st April 26 to 30th September 26

