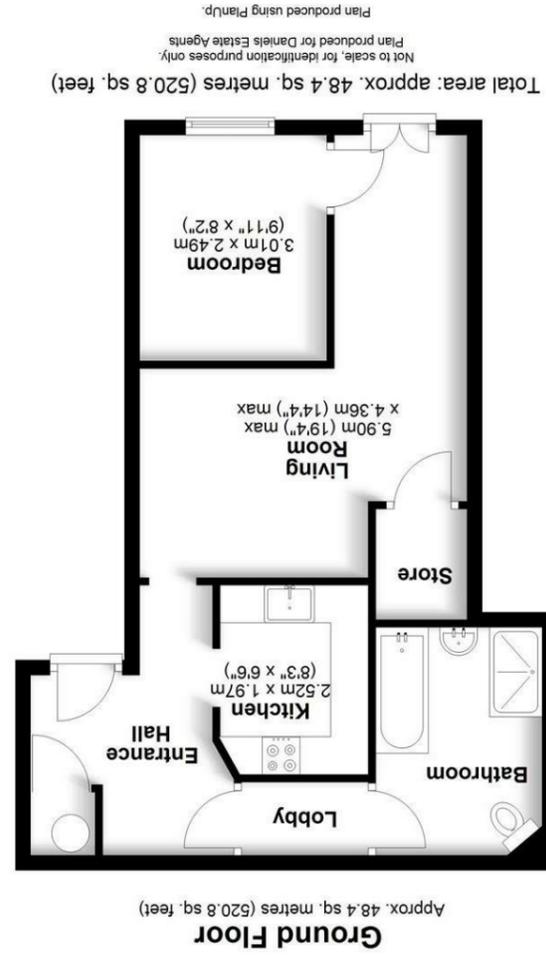


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Potential	Current	

**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	60

**Energy Efficiency Rating**





A good sized ground floor apartment with direct access to the communal garden and allocated parking within this converted building in the heart of historic Sandridge village. The property is presented to an excellent standard and includes a fully fitted kitchen with integrated appliances and a luxury bathroom suite with separate walk-in shower. The village itself offers a local store and three pubs all surrounded by miles of open countryside including Heartwood Forest.

Allocated parking and further visitors parking. Communal garden with direct access from the living room.

**Communal Entrance Hallway**

Stairs to first floor. Secure cycle storage area.

**Entrance Hallway**

Built-in cupboard housing hot water cylinder. Door to lobby. Opening to:

**Lobby**

**Living Room**

Double glazed French doors to rear garden. Door to:

**Storage Cupboard**

**Kitchen**

**Bedroom**

Double glazed window overlooking rear garden.

**Bathroom**

Modern suite in white comprising paneled bath, low level WC, pedestal wash hand basin and separate walk-in glazed shower cubicle. Heated chrome ladder style towel rail.

**Lease**

125 years with 116 remaining.

**Ground Rent**

£250 per annum

**Maintenance**

Currently approximately £1000 per annum.

**Exterior**

