

England & Wales
EU Directive
2002/91/EC

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

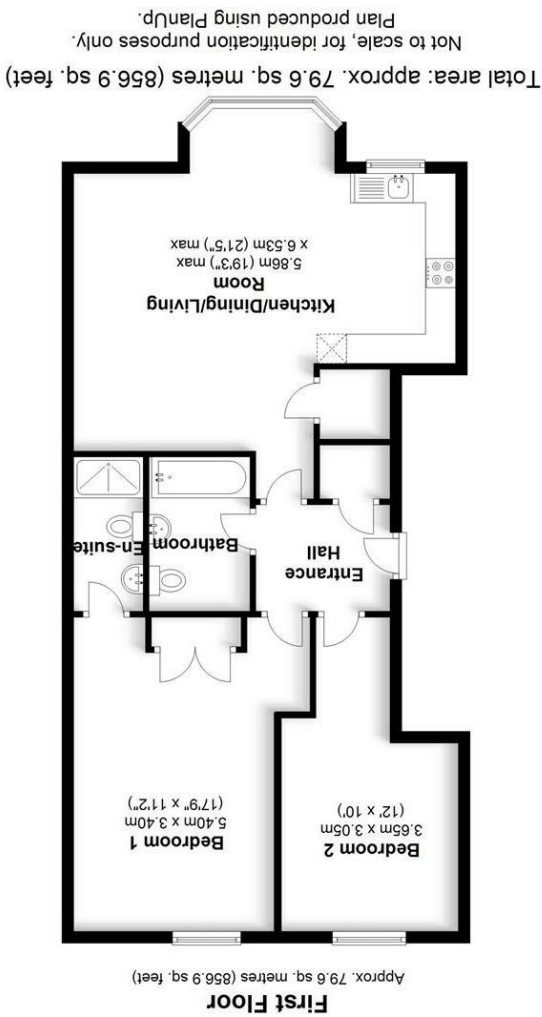
Not environmentally friendly - higher CO₂ emissions

Current

Potential

57

58

Environmental Impact (CO₂) Rating



Communal Entrance

Security door leading to stairs and lift to all floors.

Entrance Hallway

Wood effect flooring. Coved ceiling. Down lighters. Electric heater. Airing cupboard housing hot water system. Doors to:-

Open Plan Living Room

Double glazed bay window to front. Coved ceiling. Wood effect flooring. Large storage cupboard. Opening onto kitchen.

Kitchen

A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink with mixer tap and tiled splashbacks. Integrated ceramic hob with extractor fan and single oven, fridge/freezer and dish washer. Space and plumbing for washing machine. Down lighters. Double glazed window to front.

Master Bedroom

Double glazed window to rear. Electric heater. Down lighters. Wood effect flooring. Built in wardrobe. Door leading to:-

En-suite Shower Room

Double shower cubicle with glazed screen. WC. Wash hand basin. Part tiled walls and tiled flooring. Down lighters. Chrome heated towel rail.

Bedroom Two

Double glazed window to rear. Electric heater. Wood effect flooring.

Family Bathroom

Panelled bath with mixer tap, shower attachment and glass screen. WC. Wash hand basin. Part tiled walls and tiled flooring. Down lighters. Chrome heated towel rail. Extractor fan.

Parking

Secure underground allocated parking space.

Lease

103 years remaining.

Ground Rent

£250 Per Annum.

Service Charge

Approximately £300 per month.

