

England & Wales		EU Directive 2002/91/EC
Potential	Current	
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		

Environmental Impact (CO₂) Rating

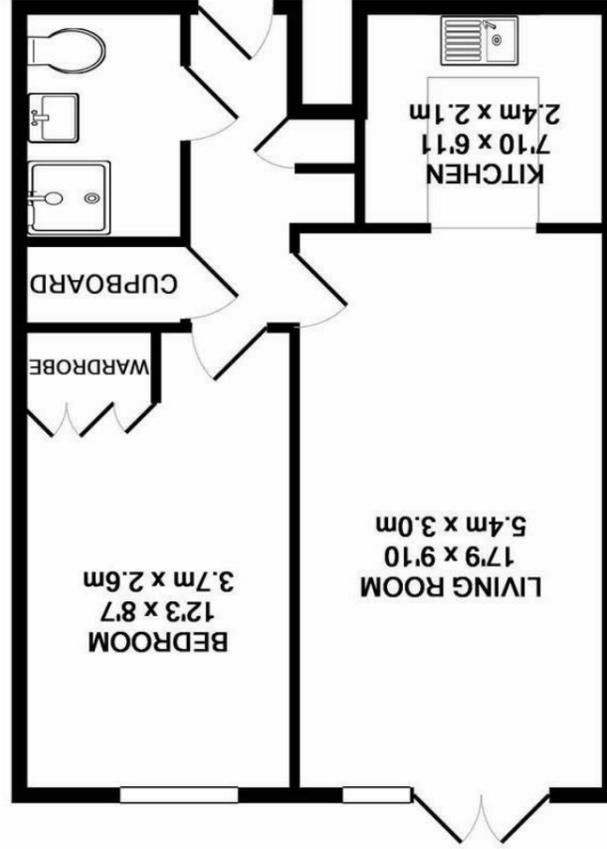
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

Energy Efficiency Rating

TOTAL APPROX. FLOOR AREA 448 SQ.FT. (41.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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A beautifully presented one bedroom ground floor apartment for the over 55's with a recently refitted kitchen and direct access to the well maintained communal gardens within this very conveniently located City centre development. Shops, cafes and restaurants as well as Doctors surgeries and all other amenities are close at hand. Davis Court also benefits from a residential manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease.

Communal entrance hallway

Entryphone system. Lifts to upper floors.

Entrance hallway

Airing cupboard. Storage cupboard. Panel heater. Doors to:

Living room

Double glazed french doors to well maintained communal gardens. Fitted electric fire with hearth. Night storage heater. Entryphone hand set. Emergency alarm handset.

Kitchen

A modern refitted kitchen with a range of wall and base mounted units with stone effect work surface over. Inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated double oven with electric hob and extractor fan. Plumbing for washing machine and space for fridge/freezer. Vinyl flooring.

Bedroom

Double glazed window to rear over looking communal gardens. Night storage heater. Emergency alarm pull cord.

Shower Room

Easy access shower cubicle with glazed door housing a Mira shower unit. Low level WC. Wash hand basin with vanity unit. Emergency alarm pull cord. Extractor fan. Tiling to splash backs.

Communal rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

Exterior

Allocated and visitors parking. Well maintained communal garden areas.

Lease

140 years remaining. Lease expires in 2163.

Maintenance

£591.29 per quarter to include 24 hour monitoring service.

