

EU Directive 2002/91/EC

England & Wales

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

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Energy Efficiency Rating

82

84

First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)

Plan produced using PlanUp.

Total area: approx. 44.2 sq. metres (475.5 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents





Entrance Hall

Hardwood front door. Storage cupboard with fuse box. Airing cupboard housing hot water cylinder, cold water tank and shelving. Electric heater. Newly fitted carpet.

Living Room

Double glazed bay window to front. Electric heater. Newly fitted carpet. Archway through to:-

Kitchen

A fitted range of base and wall mounted units with roll edge work surfaces. Stainless steel sink unit. Tiled splash backs. John Lewis electric fan oven. AEG hob. Extractor fan. Plumbed for washing machine. Space for fridge/freezer. Vinyl flooring. Electric heater.

Bedroom

Double glazed window to front. Fitted wardrobe. Electric heater. Newly fitted carpet.

Bathroom

Pedestal wash hand basin. Low level WC. Bath with Triton electric shower. Electric heater. Wall mirror. Extractor fan. Vinyl flooring.

Communal Lounge

Large communal Lounge area hosting various social events detailed on the notice boards to include kitchen. Second smaller communal lounge located in the lower block. Two communal drying rooms.

Parking

Residents and guest parking.

Service Charge

£836.45 quarterly to include 24 hour monitoring service and full time manager.

Lease

151 years remaining.

Ground Rent

Not applicable.

