

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

Environmental Impact (CO₂) Rating

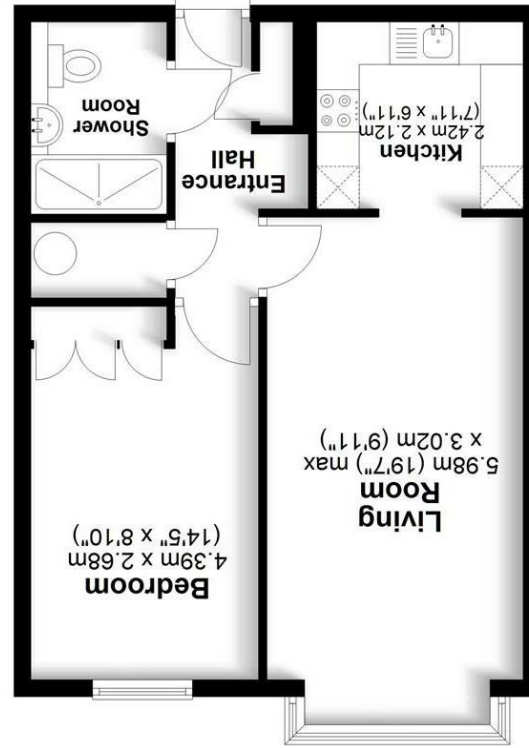
England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
		(1-20) G
		(21-38) F
		(39-54) E
		(55-68) D
		(69-80) C
		(81-91) B
		(92 plus) A

Energy Efficiency Rating

85

86

Total area: approx. 45.5 sq. metres (489.6 sq. feet)
 Not to scale, for identification purposes only.
 Plan produced for Daniels Estate Agents
 Plan produced using PlanLP.



Approx. 45.5 sq. metres (489.6 sq. feet)
First Floor





Entrance Hall

Coat cupboard housing newly installed consumer unit. Airing cupboard housing hot water system with space and plumbing for washing machine.

Living Room

Double glazed bay window to rear. Fitted wardrobes. Electric radiator. Coved ceiling.

Bedroom

Double glazed window to rear. Fitted wardrobes. Electric radiator. Coved ceiling.

Shower Room

A modern refitted shower room comprising: A walk in double shower cubicle with glass screen and Aqualisa shower. Vanity wash hand basin and WC. Chrome heated towel rail. Tiled walls and vinyl flooring. Back lit wall mirror. Extractor fan.

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.

