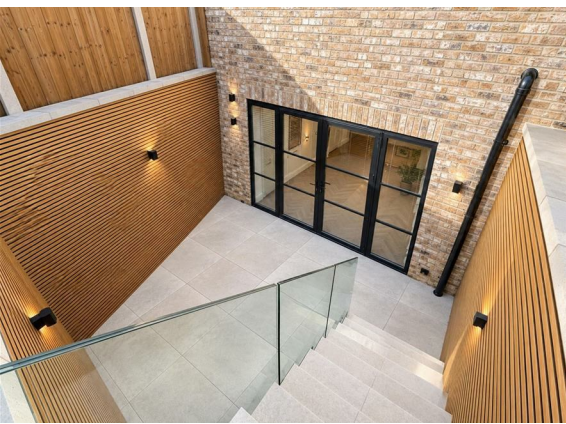


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	Very energy efficient - lower running costs	
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions





Entrance

Accessed via the private courtyard through double doors leading to ground floor accommodation.

Kitchen

A stunning fully fitted kitchen with a wide selection of wall and base units with Quartz stone work tops and splash backs. Inset sink with brass swan necked mixer tap. Neff appliances to include: double oven, induction hob, extractor fan and fridge/freezer. Washing machine and tumble drier. Down lighters. Underfloor heating. Herringbone LTV flooring. Double doors leading to the private garden terrace.

Dining Area

. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to first floor.

First Floor Living Room

Double glazed windows to side and rear. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to second floor.

Bedroom

Double glazed windows to rear. Down lighters. Underfloor heating. Herringbone LTV flooring. Stairs to first floor.

Shower Room

A fully tiled luxury shower room with glazed cubicle, over head shower and detachable wand. Vanity wash hand basin with over hang mixer tap. WC. Heated towel rail. Down lighters. Extractor fan.

Courtyard Garden

A private patio courtyard garden.

Communal Exterior

Communal area with seating and raised planters with a range of shrubs.

