



- \* One bedroom apartment
- \* First floor
- \* Communal gardens
- \* Laundry facilities
- \* Ideal for downsizers





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	54	82
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	59	70
England, Scotland & Wales EU Directive 2002/91/EC		

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One bedroom first floor apartment with communal gardens.

Accommodation briefly comprises of:

Entrance hall - 15'9 x 3'8  
 Lounge - 14'2 x 10'2  
 Kitchen - 8'9 x 8'6  
 Bedroom one - 10'2 x 11'6  
 Bathroom - 7'2 x 5'3

Exterior:  
 Communal gardens.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.