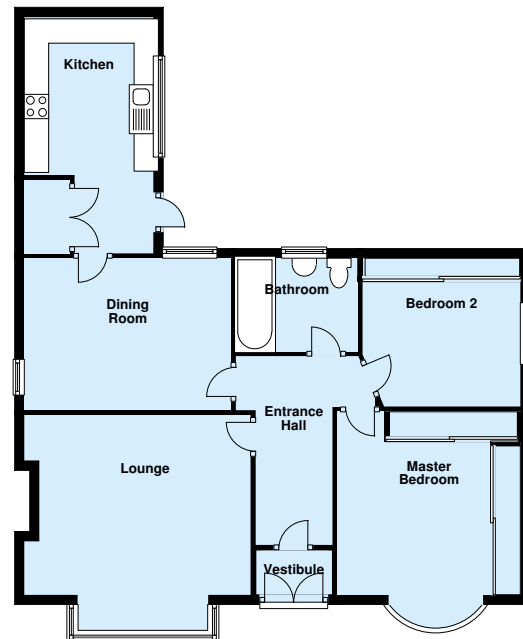





Ground Floor



Whilst every care is taken in the preparation of this plan, it is not drawn to scale. It is provided for illustration purposes and provides general guidance only.

Prospective purchasers should satisfy themselves with their own measurements and visual inspection to determine the suitability of the property prior to purchase. No responsibility is taken for any error or omissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	58	68	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC 