



# Landlord Responsibility Report

For

Flat 6, Holly Court, 97 Buxton Road, West Handley, Brighton, BN1 7NB

Date Of Report - 02-10-2021

Report Prepared By - Thomas Hobbs



Report Instructed By:  
Mayfair Lettings (Green Park)



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## **Report Information**

### **Your Inspection Document**

This inspection document known as the “Report” is impartial, unbiased and is delivered in a format that is easy to read and understand. The report will be one of the following main report types - Inventory / Check-In / Mid-Term Inspection / Check-Out / Schedule of Condition. All of the properties main fixtures and fittings contained within each room or area will be listed individually and contain a standard description format as follows: Name of Room / Inspection Area, name of element (Wall, Floor, Switch, Window etc), being inspected. The overall colour of element, element general condition, element serial number. The element description will follow this format: Type, Feature, Finish, Comments. The element will then list any problems which we call “Observations”. The text here will be in red so the reader can easily identify problems. If there is no information detailed in the Observation area the clerk has found the item serviceable and, in the condition, described. A full photographic record will be taken of all elements and observations, and all rooms / inspection areas will have overview photographs to give the reader an understanding of the layout of the room.

### **Words And Their Meanings**

What particular words mean within this report: Example 'Gold', 'Steel', 'Wood', 'Mahogany', etc are used to describe the colour of an item does not mean that the item is made from that particular material, metal or element. These descriptive words are used by the Clerk to help describe the appearance, look, feel of the element. New elements will only be detailed as such when they are a new fitting never used before or in a high standard of refurbishment. These elements may still be in their wrappings or supplied with a receipt.

### **The Inventory Clerk / Company Compiling The Report**

Inventory Clerks and the Company they work with are not professional or qualified tradespeople for the purpose of conducting the report. This means they are not plumbers, electricians, heating or gas safe experts etc. The Clerks reports on what he / she observes, nothing more. The Clerk will test lights and appliances by switching them on / off, toilets and taps by flushing etc. Heating by switching up the thermostat etc.

## **How The Inspection Is Carried Out**

The inventory Clerk will inspect all interior rooms / areas of the property plus any exterior areas that the tenant has access to, including Gardens, Garages, Out-Building etc. Communal areas will not be inspected. Lofts and cellars are only inspected with prior agreement with the Clerk / Inventory Company as specialised Insurances and Health and Safety measures may have to be in place before doing so. Other areas within the property that will not be inspected will be instructed by the Landlord / Agent. These may include rooms / areas set aside to contain the Landlords personal effects etc. This will be via prior arrangement. It is always advised that these areas be secured with no access granted to the tenants.

## **Terminology And Quantity**

Where there are numerous or substantial amounts of general items, example books, cutlery, bric-a-brac, cupboard contents etc the Clerk may employ such terminology as "A Number Of Books / Many Books" etc. The plural term Cutlery, Glasses. Plates etc is used when counting individual items would be time consuming. If an accurate record of the exact number of individual items are required, this must be agreed in advance with the Clerk and the extent of the contents to be counted so an accurate time scale may be calculated and the cost of carrying out the extra work.

## **Ownership And Copyright**

This report remains the property of the company / person producing the report and shall not be used or copied without their written permission.

## **Professional Inventories Ltd**

Market House, 216 - 220 High Street, Sutton, Surrey, SM1 1NU

07887 425 527 / 07584 007 666 / 07515 598 744

[booking@professionalinventories.co.uk](mailto:booking@professionalinventories.co.uk)

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## **What Is Included In The Report**

### **The Smoke And Carbon Monoxide Alarm (England) Regulations 2015**

**As of 1st October 2015:** Only standard battery driven smoke alarms & CO detectors are tested, where possible. This test will be for power only and is not a statement that the alarms are in full working order should an incident occur. The inventory clerk will take no responsibility for damage or malfunction during the testing of such alarms.

### **Emergency Fitting Of Smoke Alarms And Carbon Monoxide Detectors**

On the occasion that the inventory clerk has been instructed by the Landlord / Agent, in writing or email, to fit either or both smoke alarm(s) or carbon monoxide detector(s) to a property whilst conducting a report, the clerk is not liable for any damage to paintwork or other surfaces when the temporary fixing tape used to secure the smoke alarm(s) / carbon monoxide detector(s) is removed.

### **Report Updates**

The Inventory Company conducting this report reserves the right to update any report they conduct after the inspection to reflect any issues missed due to furniture blocking an issue, cleaning issues blocking the full extent of any damages, lighting etc.

### **Check-Out Report Guidance**

If the inspection carried out is a Check-Out Report, we will base our observations on the information detailed in the original Inventory / Schedule Of Condition / Check-In report carried out at the start of the tenancy.

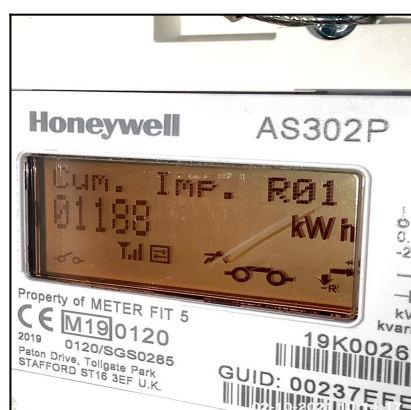
## Property Particulars

### Overview Of Property Inspected

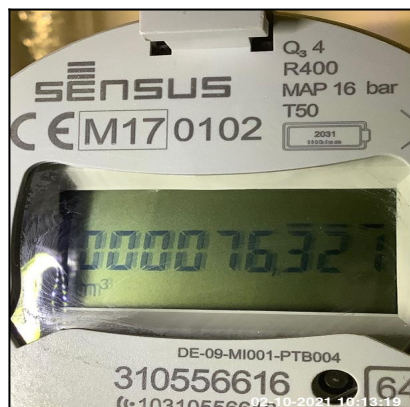
Property Furnished	Furnished
Property Type	Apartment / Flat
Property Style	Purpose Built
Stopcock Location	Entrance Hallway Cupboard
Security Alarm	Inside Entrance Hallway Cupboard

### Property Utilities Meters

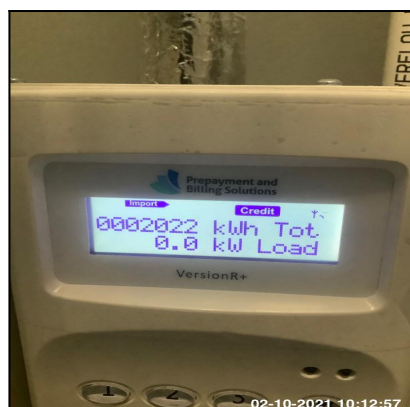
Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Electric Meter	Communal Hallway Cupboard - Ground Floor	FN-2187	01188	Tariff - Paid Directly From Bank Account	Changed Since Inventory, New Serial = F112998498 FB2 Key Required For Access	02-10-2021



Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Water Meter	Communal Hallway Cupboard - 1st Floor	3283627	000076,321	Tariff - Paid Directly From Bank Account	FB2 Key Required For Access	02-10-2021

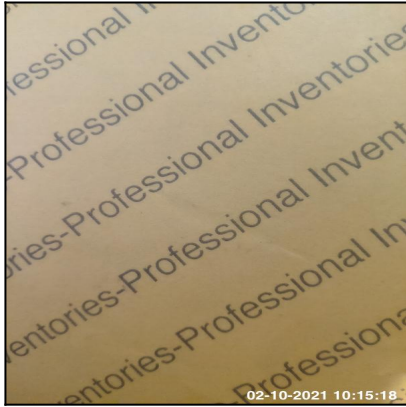


Utility	Location	Serial Number	Reading	Meter type	Comments	Date Recorded
Heat Interface Unit - HIU	Entrance Hallway Cupboard	OBI-123	0002022	Tariff - Paid Directly From Bank Account	None	02-10-2021



## Keys And Sundries (4)

Item	Type	Location	Serial #	No. Received (.Check-Out)
1	Miscellaneous	Mailbox	PI007	None
Comment:	Not Received From Tenant(s) At Check Out			



Item	Type	Location	Serial #	No. Received (.Check-Out)
2	Security Fob / Remote	Main Communal Entrance	None	1
Comment:	None			





Item	Type	Location	Serial #	No. Received (.Check-Out)
3	Yale Key	Front Door - Upper	None	<b>1</b>
Comment:	None			


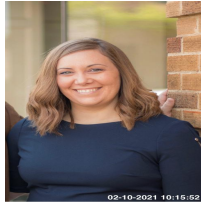


Item	Type	Location	Serial #	No. Received (.Check-Out)
4	High Security Lock Key (Mul- T-Lock Type)	Front Door - Lower	CT9978367	<b>1</b>
Comment:	None			



## Key Return 1

<b>Keys / Sundries Below Have Been Returned As Detailed</b>				
Item	Type	Location	Serial #	No. Returned
1	Yale Key	Front Door - Upper	None	1
2	High Security Lock Key (Mul-T-Lock Type)	Front Door - Lower	CT9978367	1

Agent:	Mayfair Lettings
Branch:	(Green Park)
Date:	02-10-2021
Time:	12:17 Hrs
Name Of Person Receiving:	Sally Reeve
Signature:	
Photo Of Person Receiving:	



Item: 1



Item: 2

## Key Return 2

Keys / Sundries Below Have Been Returned As Detailed				
Item	Type	Location	Serial #	No. Returned
1	Security Fob / Remote	Main Communal Entrance	None	1

Return To:	Returned To Concierge
Date:	02-10-2021
Time:	12:08 Hrs
Name Of Person Receiving:	Peli Motto
Signature:	
Photo Of Person Receiving:	



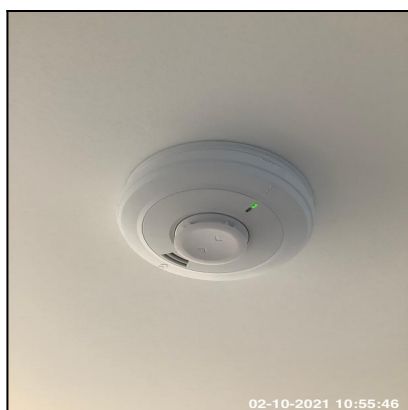
Item: 1

## Property Safety Features / Equipment

Type	Status	Comment	Valid To Date
Fire Blanket / Fire Extinguisher	Present	Kitchen: Fire Extinguisher Wall Mounted By Fridge / Freezer, Fire Blanket Loose On Worktop	NA



Type	Status	Comment	Valid To Date
Heat Detector (Does Not Form Part Of Smoke & CO Detector Regulations 2015)	Tested For Power Only - Working	Kitchen Ceiling	NA



## Smoke Alarms & CO Detectors

Type	Location	Status	Comment	Date Tested
Smoke Detector	Master Bedroom Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Lounge Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Bedroom 2 Ceiling	Tested For Power Only - Working	None	02-10-2021



Type	Location	Status	Comment	Date Tested
Smoke Detector	Entrance Hallway Ceiling	Not Seen	Removed During Tenancy	02-10-2021



## Inspection Notes

NA

**Quick View - State Of Cleanliness Of Property Rooms / Areas**

Area	State	Cleaning Receipt Date
Overall Cleanliness	Many Areas Require Professional Cleaning	NA
Carpet(s)	Light Cleaning Required Throughout	NA
Hard Flooring	Light Cleaning Required Throughout	NA
Windows (Inside)	Light Cleaning Required Throughout	NA
Windows (Outside)	Many Areas Require Professional Cleaning	NA
Curtains and Blinds	Cleaned To A Good Domestic Standard - Except Where Noted	NA
Mattress(es)	Light Cleaning Required Throughout	NA
Furnishings	Many Areas Require Professional Cleaning	NA
Kitchen Overview	Light Cleaning Required Throughout	NA
Oven / Hob / Cooker / Extractor Hood	Many Areas Require Professional Cleaning	NA
White Goods	Many Areas Require Professional Cleaning	NA
Bathroom Overview	Many Areas Require Professional Cleaning	NA
Bath / Shower / Furniture	Many Areas Require Professional Cleaning	NA

## Property Rooms / Areas

### 1: Entrance Hallway



#### 1.1 Front Door

Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.1.1	Door	<b>Type:</b> Panelled - Flat, Front Door Of Property <b>Finish:</b> Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Yale / Chubb Type, Lock - Thumb Turn, Numerals, Self Closer, Spy Hole
1.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Frame Coloured - Light Wood Effect

#### 1.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.2.1	Blanking Plate	<b>Type:</b> Metal <b>Number Of Fittings:</b> x02



1.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let
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1.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.3.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

1.4 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.4.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let
1.4.2	Wall Cupboard	<b>Type &amp; Number Fitted:</b> Built Into Recess, x01 <b>Finish:</b> Doors To Match Property, Floors To Match Property, Newly Painted For This Let, Walls To Match Property <b>Features:</b> Furniture - Brass Effect, Fuse Box, Interior Light, Stopcock <b>Comments:</b> X2 Switches X4 Fused Switches X1 Double Socket X1 Single Socket
1.4.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

1.5 Fuse Box	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.5.1	Fuse Box	<b>Type:</b> Fuse Trips <b>Finish:</b> Metal <b>Features:</b> Cover, Fuse Location Information <b>Comments:</b> Inside Cupboard, Make: Crabtree Loadstar

1.6 Air Conditioning Unit	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.6.1	Air Conditioning Unit	<b>Finish:</b> Wall Mounted, Metal Body <b>Features:</b> Central Aircon Plant <b>Comments:</b> Vent Axia, Inside Cupboard

1.7 Washer / Dryer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.7.1	Washer / Dryer	<b>Make:</b> Siemens <b>Type:</b> Front Loading, Free Standing <b>Features:</b> Control Buttons, Control Dial, Soap Drawer <b>Comments:</b> Inside Cupboard, Model: IQ500

Serial #	Washer / Dryer - Observation - (Check Out)
1.7.1	No Power To Appliance

1.8 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.8.1	Fused	<b>Type:</b> For Extractor Fan, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White, With Fuse Clip
1.8.2	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x02, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

1.9 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

1.10 Floor	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

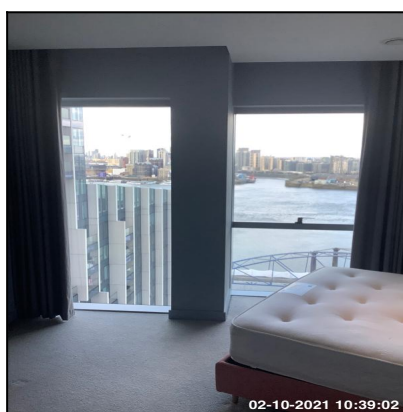
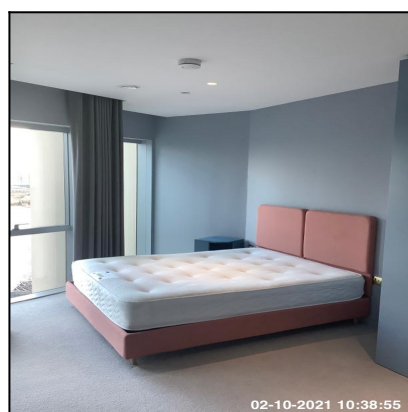
Serial #	Element	Element Description
1.10.1	Floors	<b>Type:</b> Engineered Wood Board <b>Finish:</b> Light Floorboard Effect

Serial #	Floors - Observation - (Check Out)
1.10.1	Scuff Mark By Bathroom

1.11 Security	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
1.11.1	Entry Phone / Video	<b>Make:</b> Orcomm <b>Finish:</b> Glass / UPVC Screen <b>Features:</b> Wall Mounted, LCD Screen

## 2: Master Bedroom - RHS





## 2.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style
2.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

## 2.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.2.1	Blanking Plate	<b>Number Of Fittings:</b> x02 <b>Type:</b> Metal
2.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

2.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

2.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

2.5 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let <b>Features:</b> Door Stop
2.5.2	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

2.6 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.6.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x03 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever

2.7 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.7.1	Fused	<b>Type:</b> Wall Mounted, For Extractor Fan <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White, With Fuse Clip
2.7.2	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x03, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

2.8 Room Thermostat Control	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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2.8.1	Room Thermostat Control	<b>Make:</b> OJ Electronics <b>Finish:</b> UPVC <b>Features:</b> Digital Display, Wall Mounted
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2.9 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x04, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White
2.9.2	Network Point	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal, x01 <b>Features:</b> Inserts Coloured White
2.9.3	Satellite / TV	<b>Make:</b> With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured White

2.10 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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2.10.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Synthetic, Woven <b>Features:</b> Threshold Bar - Aluminium, Wall To Wall Fitted, Indentations From Previous Furniture
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2.11 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.11.1	Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips, Lined
2.11.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x03

2.12 Bed	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.12.1	Bed	<b>Type:</b> Double Bedstead <b>Finish:</b> Cloth / Leather Effect Covered Base <b>Features:</b> Head Board Cloth / Leather Effect, Mattress - Double, Fire Label Recorded

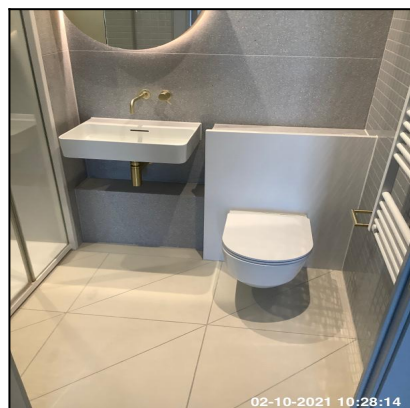
2.13 Wardrobe	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.13.1	Wardrobe	<b>Type &amp; Number Fitted:</b> x01, Built In <b>Finish:</b> Double Doors, Single Door, Wood <b>Features:</b> Drawers x03, Furniture Brass Effect, Handles - Knob, Hanging Rail x02, Shelves x05

2.14 Bedside Table	
Overall Colour:	General Condition:
Blue (Dark)	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
2.14.1	Bedside Table	<b>Type &amp; Number Present:</b> Square, x02 <b>Finish:</b> Wood, Stained <b>Features:</b> Shelves x01

### 3: En-Suite (Master Bedroom)



3.1 Doors	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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3.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn
3.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

## 3.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.2.1	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

## 3.3 Extractor Fan

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

## 3.4 Lighting

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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3.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED
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3.5 Walls	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.5.1	Tiling	<b>Type:</b> Fully Tiled <b>Finish &amp; Tile Colour:</b> Grey, Grout - Grey, Tiles - Smooth Surface <b>Comments:</b> Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet

3.6 Socket Outlet	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.6.1	Shaving Point	<b>Type:</b> Wall Mounted, Single Unit <b>Finish:</b> Metal Effect, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured Black <b>Comments:</b> Inside Medicine Cabinet

3.7 Radiator	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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3.7.1	Radiator	<b>Type &amp; Number Fitted:</b> Vertical Unit, x01 <b>Finish:</b> Enamel <b>Features:</b> End Cap x01 <b>Comments:</b> Electric
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3.8 Floor	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.8.1	Floors	<b>Type:</b> Tiled <b>Features:</b> Grout - Grey, Threshold Bar - Aluminium

3.9 Basin	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.9.1	Basin	<b>Type:</b> Single, Wall Mounted - No Pedestal <b>Finish:</b> Ceramic Bowl, Furniture - Brass Effect <b>Features:</b> Overflow, Taps - Mixer, Waste - Pop Up

3.10 Toilet	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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3.10.1	Toilet	<b>Type:</b> Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan  <b>Finish:</b> Ceramic / Resin, To Match Suite  <b>Features:</b> Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid
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## 3.11 Shower

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

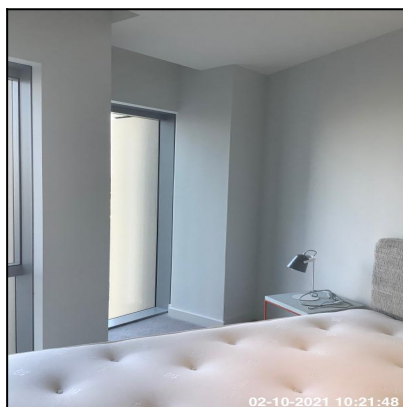
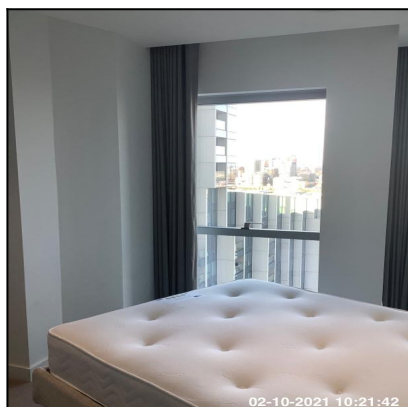
Serial #	Element	Element Description
3.11.1	Shower	<b>Finish:</b> Metal Body  <b>Features:</b> Dials / Buttons, Deluge Pan Head
3.11.2	Shower - Enclosure / Screen	<b>Type:</b> Cubicle  <b>Finish:</b> Composite Tray  <b>Features:</b> Furniture - Brass Effect, Glazed Panel, Seal To Base Of Door, Tray Waste To Match, Hinged Door

## 3.12 Accessories

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
3.12.1	Medicine Cabinet	<b>Finish:</b> Furniture - Brass, Metal  <b>Features:</b> Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
3.12.2	Toilet Roll Holder	<b>Type:</b> Wall Mounted  <b>Finish:</b> Metal

## 4: Bedroom 2 - LHS



#### 4.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style
4.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

#### 4.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.2.1	Blanking Plate	<b>Number Of Fittings:</b> x01 <b>Type:</b> Metal
4.2.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

4.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

4.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

4.5 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let <b>Features:</b> Door Stop
4.5.2	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let



4.6 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.6.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x02 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever

4.7 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.7.1	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Unit Coloured Brass Effect, Metal Effect x02 <b>Features:</b> Inserts Coloured White

4.8 Room Thermostat Control	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.8.1	Room Thermostat Control	<b>Make:</b> OJ Electronics <b>Finish:</b> UPVC <b>Features:</b> Digital Display, Wall Mounted

4.9 Socket Outlet	
Overall Colour:	General Condition:

Brass	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
4.9.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x03 <b>Features:</b> Inserts Coloured White

4.10 Floor	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.10.1	Floors	<b>Type:</b> Carpet <b>Finish:</b> Synthetic, Woven <b>Features:</b> Threshold Bar - Aluminium, Wall To Wall Fitted

Serial #	Floors - Observation - (Check Out)
4.10.1	Rolling By Window

4.11 Curtains / Shutters	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.11.1	Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips, Lined
4.11.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x02

4.12 Bed	
Overall Colour:	General Condition:
Cream	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.12.1	Bed	<b>Type:</b> Double Bedstead <b>Finish:</b> Cloth / Leather Effect Covered Base <b>Features:</b> Head Board Cloth / Leather Effect, Mattress - Double, Fire Label Recorded

4.13 Wardrobe	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
4.13.1	Wardrobe	<b>Type &amp; Number Fitted:</b> Built In, x01 <b>Finish:</b> Double Doors, Wood <b>Features:</b> Furniture Brass Effect, Handle To Each Door, Handles - Knob, Hanging Rail x02, Shelves x02

4.14 Bedside Table	
Overall Colour:	General Condition:
Blue (Light)	Brand New / Newly Refurbished Condition

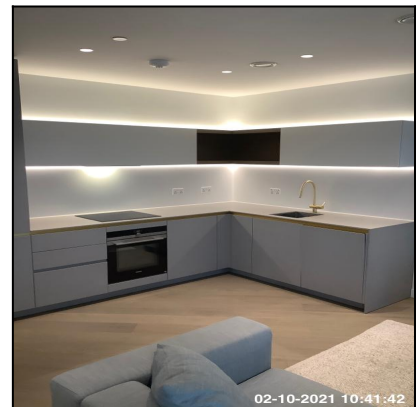
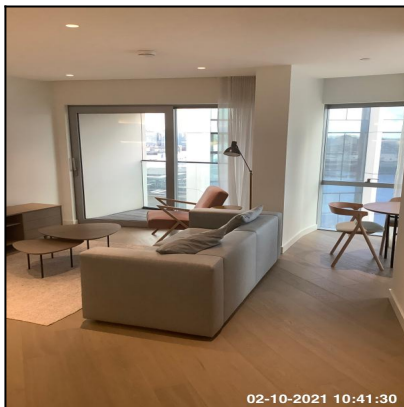
Serial #	Element	Element Description
4.14.1	Bedside Table	<b>Type &amp; Number Present:</b> Square, x02 <b>Finish:</b> Metal <b>Comments:</b> Orange Frame With Light Blue Stone Top

4.15 Lamp	
Overall Colour:	General Condition:

Grey	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
4.15.1	Lamp	<b>Finish:</b> Metal Effect <b>Type:</b> Standard <b>Features:</b> Arm, Bulb , Lead, Switch & Plug , Shade - Metal <b>Comments:</b> X02

### 5: Kitchen / Lounge - Open Plan



5.1 Ceiling		
Overall Colour:	General Condition:	
White	Brand New / Newly Refurbished Condition	
Serial #	Element	Element Description

5.1.1	Blanking Plate	<b>Type:</b> Metal <b>Number Of Fittings:</b> x03
5.1.2	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

5.2 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.2.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working <b>Comments:</b> X02

5.3 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.3.1	Recessed Spotlights	<b>Number Of Fittings:</b> x09 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

Serial #	Recessed Spotlights - Observation - (Check Out)
5.3.1	Bulb Not Working x01

5.4 Walls	
Overall Colour:	General Condition:

White	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.4.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Newly Painted For This Let
5.4.2	Tiling	<b>Type:</b> Tiled Above Work Tops <b>Finish &amp; Tile Colour:</b> Tiles - Smooth Surface, White <b>Comments:</b> White Stone Panel From Worktop To Wall Units
5.4.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

5.5 Windows	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.5.1	Windows	<b>Type &amp; Number Fitted:</b> Casement, x03 <b>Finish:</b> Coated Metal <b>Features:</b> Furniture - Chrome Effect, Handles - Lever

5.6 Switch	
Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.6.1	Multibank Unit	<b>Type:</b> For Appliance, Cupboard Fitted <b>Finish:</b> UPVC <b>Comments:</b> Inside Kitchen Unit

5.6.2	Quad	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White
5.6.3	Single	<b>Type:</b> For Light, Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White
5.6.4	Single (For Appliance)	<b>Finish &amp; Number Fitted:</b> UPVC x01 <b>Comments:</b> Inside Kitchen Unit

## 5.7 Room Thermostat Control

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.7.1	Room Thermostat Control	<b>Make:</b> OJ Electronics <b>Finish:</b> UPVC <b>Features:</b> Digital Display, Wall Mounted

## 5.8 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.8.1	Double	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Of Fittings:</b> Metal Effect x05 <b>Features:</b> Inserts Coloured White <b>Comments:</b> X03 Grey In Kitchen

5.8.2	Network Point	<b>Type:</b> Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal, x02 <b>Features:</b> Inserts Coloured White
5.8.3	Satellite / TV	<b>Make:</b> With FM Socket, With Satellite Socket, With TV Ariel Socket , Wall Mounted <b>Finish &amp; Number Fitted:</b> Metal Effect x01 <b>Features:</b> Inserts Coloured White

## 5.9 Floor

Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.9.1	Floors	<b>Type:</b> Engineered Wood Board <b>Finish:</b> Light Floorboard Effect

## 5.10 Kitchen Units

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.10.1	Kitchen Units	<b>General Features:</b> Melamine, Plinths To Match <b>Wall Unit Features:</b> Backboards To Units, Doors - Solid, Internal Shelves - Wood, Slow Close Mechanisms , Open Shelving, Wall Unit x03 <b>Base Unit Features:</b> Base Unit x04, Doors - Solid , Doors / Drawers - Slow Close Mechanism , Handles Integrated Into Doors, Integrated Doors To Appliances x02, Internal Shelves - Wood, Integrated Pull Out Bin, Plastic / UPVC Cutlery Insert to Drawer X01, Drawer Unit x01 <b>Comments:</b> Open Shelving Wood Effect, Integrated Halo 4 Compartment Bin With X01 Lid Under Sink



5.11 Worktops	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.11.1	Worktops	<b>Type:</b> Corian <b>Finish:</b> Matt Effect <b>Features:</b> Integrated Drainer

5.12 Sink	
Overall Colour:	General Condition:
Stainless Steel	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.12.1	Sink	<b>Type:</b> Bowl - Single <b>Finish:</b> Steel Effect <b>Features:</b> Furniture - Brass Effect, Tap - Mixer Type, Waste Plug x01, Waste Disposal Unit

5.13 Extractor Hood	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.13.1	Extractor Hood	<b>Make:</b> Elica <b>Finish &amp; Type:</b> Under Unit Mounted, Integrated <b>Features:</b> Integrated Lights, Controls - Slide, Wire Mesh Filter

5.14 Hob	
Overall Colour:	General Condition:

Black	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.14.1	Hob	<b>Make:</b> Siemens <b>Type:</b> Induction <b>Features:</b> Rings x04, Controls - Touch

5.15 Oven	
Overall Colour:	General Condition:
Black	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.15.1	Oven	<b>Make:</b> Siemens <b>Type:</b> Integrated, Oven x01 <b>Features:</b> Door Handle, Grill Pan, Interior Light, Shelves x02, Twist Knobs x01, Slow Close Doors

5.16 Fridge Freezer	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.16.1	Fridge Freezer	<b>Make:</b> Siemens <b>Type:</b> Integrated <b>Features:</b> Door Basket / Tray x05, Glass Shelves x05, Plastic Fronted Baskets x03, Interior Light, Salad Crisper x01, Temperate Control - Internal <b>Energy Rating:</b> A+

5.17 Dishwasher	
Overall Colour:	General Condition:

Black	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.17.1	Dishwasher	<b>Make:</b> Siemens <b>Type:</b> Integrated <b>Features:</b> Controls To Interior Top, Cutlery Drawer, Wire Plate Holder x2 <b>Comments:</b> Model: S16P1S

5.18 Curtains / Shutters	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.18.1	Net Curtains	<b>Type:</b> Length To Floor <b>Finish:</b> Cotton <b>Features:</b> Attached To Pole Via Clips
5.18.2	Poles / Track	<b>Type:</b> Track <b>Finish &amp; Number Fitted:</b> Metal, x04

5.19 Lamp	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.19.1	Lamp	<b>Finish:</b> Metal Effect, Wood / Natural Effect <b>Type:</b> Floor Standing <b>Features:</b> Shade - Metal, Lead, Switch & Plug , Arm <b>Comments:</b> X01

5.20 Rug	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.20.1	Rug	<b>Type:</b> Rectangular, Medium <b>Finish &amp; Number Fitted:</b> Cotton, x01

5.21 Sofa	
Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.21.1	Sofa	<b>Type:</b> 3 Seater <b>Finish &amp; Amount:</b> Cloth Cover, x01 <b>Features:</b> Cushions - Plain, Feet - Wooden , Self Coloured Cushions / Covers

5.22 Table & Chairs	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.22.1	Table & Chairs	<b>Type:</b> Dining, Round, x1 <b>Finish:</b> Wood <b>Features:</b> Chairs To Match x04 <b>Comments:</b> Chairs Wood With Padded Seats Table Wood With Metal Frame

5.23 TV Base Unit	
Overall Colour:	General Condition:

Wood Effect	Brand New / Newly Refurbished Condition
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Serial #	Element	Element Description
5.23.1	TV Base Unit	<b>Type:</b> Free Standing, Rectangle <b>Finish:</b> Wood <b>Features:</b> Shelf, Drawers x3, Cupboard x01, Drawers - Spring Loaded, Legs - Wood

5.24 Chair	
Overall Colour:	General Condition:
Red	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.24.1	Arm Chair	<b>Type:</b> Lounge <b>Finish &amp; Amount:</b> Cloth Cover, x01 <b>Features:</b> Seat / Back - Fabric

5.25 Side Table	
Overall Colour:	General Condition:
Brown	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.25.1	Table	<b>Type &amp; Number Present:</b> x01, Side / Occasional <b>Finish:</b> Metal <b>Features:</b> Frame - Metal <b>Comments:</b> Cream Stone Base With Metal Top And Frame

5.26 Coffee Table	
Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

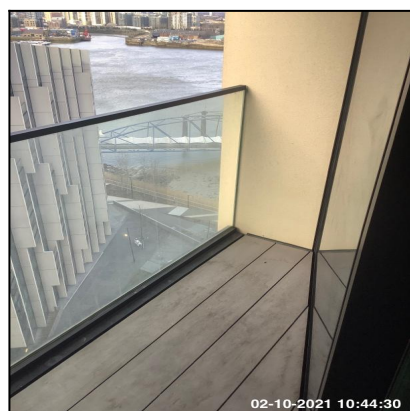
Serial #	Element	Element Description
5.26.1	Table	<b>Type &amp; Number Present:</b> x02 <b>Finish:</b> Wood <b>Features:</b> Frame - Metal

## 5.27 Instruction Manuals / Certificates

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
5.27.1	Instruction Manuals / Certificates	<b>Instruction Manuals Present:</b> Cooker / Oven, Hob, Fridge Freezer, Extractor Hood, Dishwasher

## 6: Balcony (Lounge)



## 6.1 Doors

Overall Colour:	General Condition:
Grey	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
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6.1.1	Door	<b>Type:</b> Fully Glazed, Sliding <b>Finish:</b> Metal <b>Features:</b> Handles - Lever Style, Door Glass - Double Glazed, Furniture - Chrome Effect, Lock - Yale / Chubb Type
6.1.2	Door Frame	<b>Type:</b> Metal <b>Features:</b> Transom Window - Double Glazed, Transom Window - To Match Door, Transom Window x01

## 6.2 Fence

Overall Colour:	General Condition:
Chrome Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.2.1	Fence	<b>Type:</b> Panels <b>Finish:</b> Glass Panels, Chrome Trim To Edges

## 6.3 Decking

Overall Colour:	General Condition:
Wood Effect	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.3.1	Decking	<b>Type:</b> Balcony <b>Finish:</b> Wood

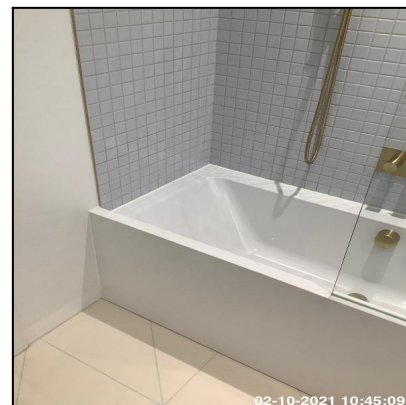
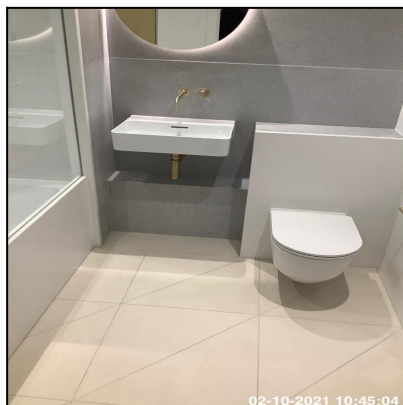
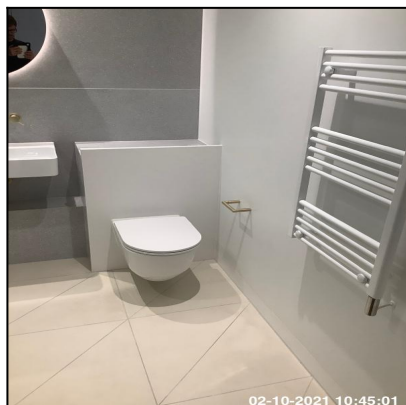
Serial #	Decking - Observation - (Check Out)
6.3.1	Water Marked

## 6.4 Walls - Exterior

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
6.4.1	Wall - Exterior	<b>Type:</b> Stone <b>Finish:</b> Newly Painted For This Let

## 7: Bathroom



### 7.1 Doors

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.1.1	Door	<b>Type:</b> Panelled - Flat <b>Finish:</b> Newly Painted For This Let, Wood <b>Features:</b> Furniture - Brass Effect, Handles - Lever Style, Lock - Thumb Turn
7.1.2	Door Frame	<b>Type:</b> Wood <b>Finish:</b> Newly Painted For This Let

### 7.2 Ceiling

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition



Serial #	Element	Element Description
7.2.1	Ceiling	<b>Type:</b> Plaster <b>Finish:</b> Finish - Smooth Surface, Newly Painted For This Let

7.3 Extractor Fan	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.3.1	Extractor Fan	<b>Make:</b> Vent Axia <b>Finish:</b> Metal <b>Features:</b> Ceiling Mounted, Heard Working

7.4 Lighting	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.4.1	Recessed Spotlights	<b>Number Of Fittings:</b> x03 <b>Finish:</b> UPVC <b>Features:</b> Bulb - LED

7.5 Walls	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.5.1	Skirting Boards	<b>Type:</b> Moulded To Edge <b>Finish:</b> Tiled

7.5.2	Tiling	<b>Type:</b> Fully Tiled, Tiled Behind Bath To Ceiling, Tiled Behind Furniture <b>Finish &amp; Tile Colour:</b> Grey, Grout - Grey, Tiles - Smooth Surface <b>Comments:</b> Speckled Grey Tiles Behind Basin Plain Corian Style Panel Tile Behind Shower Head And Toilet
7.5.3	Walls	<b>Type:</b> Plaster - Painted <b>Finish:</b> Newly Painted For This Let

## 7.6 Socket Outlet

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.6.1	Shaving Point	<b>Type:</b> Wall Mounted, Single Unit <b>Finish:</b> Metal Effect, Unit Coloured Brass Effect <b>Features:</b> Inserts Coloured Black <b>Comments:</b> Inside Medicine Cabinet

## 7.7 Radiator

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.7.1	Radiator	<b>Type &amp; Number Fitted:</b> Vertical Unit, x01 <b>Finish:</b> Enamel <b>Features:</b> End Cap x01 <b>Comments:</b> Electric

## 7.8 Floor

Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.8.1	Floors	<b>Type:</b> Tiled <b>Features:</b> Grout - Grey, Threshold Bar - Aluminium

7.9 Basin	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.9.1	Basin	<b>Type:</b> Single, Wall Mounted - No Pedestal <b>Finish:</b> Ceramic Bowl, Furniture - Brass Effect <b>Features:</b> Overflow, Taps - Mixer, Waste - Pop Up

7.10 Toilet	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.10.1	Toilet	<b>Type:</b> Cistern Enclosed Into Wall - Not Visible, Wall Hung - 'Floating' Pan <b>Finish:</b> Ceramic / Resin, To Match Suite <b>Features:</b> Flush - Double Button, Furniture - UPVC, Seat & Lid - UPVC / Resin, Seat Cushion Pads x04, Slow Close Lid

7.11 Bath	
Overall Colour:	General Condition:
White	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.11.1	Bath	<b>Type:</b> Straight Bath, To Match Suite <b>Finish:</b> UPVC <b>Features:</b> Furniture - Brass Effect, Tap - Mixer, Overflow
7.11.2	Bath Side Panel	<b>Type:</b> Tiled - To Match Walls <b>Comments:</b> Plain Corian Style PanelTiled

## 7.12 Shower

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.12.1	Shower	<b>Finish:</b> Metal Body <b>Features:</b> Deluge Pan Head, Flexible Hose, Shower Head
7.12.2	Shower - Enclosure / Screen	<b>Type:</b> Fitted Over Bath, Screen <b>Finish:</b> Glass Screen - Clear <b>Features:</b> Screen Fitted Over Bath

## 7.13 Accessories

Overall Colour:	General Condition:
Brass	Brand New / Newly Refurbished Condition

Serial #	Element	Element Description
7.13.1	Medicine Cabinet	<b>Finish:</b> Furniture - Brass, Metal <b>Features:</b> Mirrors To Face, Shelves - Wood, Shelves x02, Single Door, Wall Fitted
7.13.2	Toilet Roll Holder	<b>Type:</b> Wall Mounted <b>Finish:</b> Metal

## CHRONOLOGICAL LIST OF OBSERVATIONS (Check Out)

**Serial #**    **Location & Supporting Text**

**Supporting Photographs**

Smoke  
Detector

Not Seen



