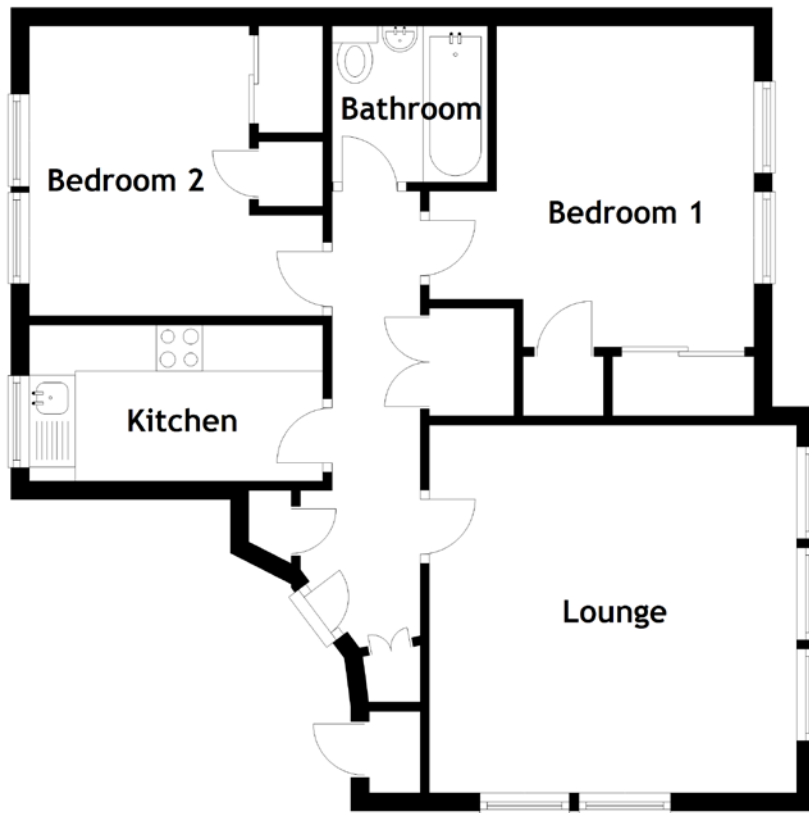


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'2") x 4.00m (13'2")
Kitchen	3.20m (10'6") x 1.64m (5'5")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.20m (10'6") x 3.15m (10'4")
Bathroom	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1920.00

Extras (Included in the sale): The Factors are Hacking & Paterson, annual fees of approximately £818 - approximately £68 per month

