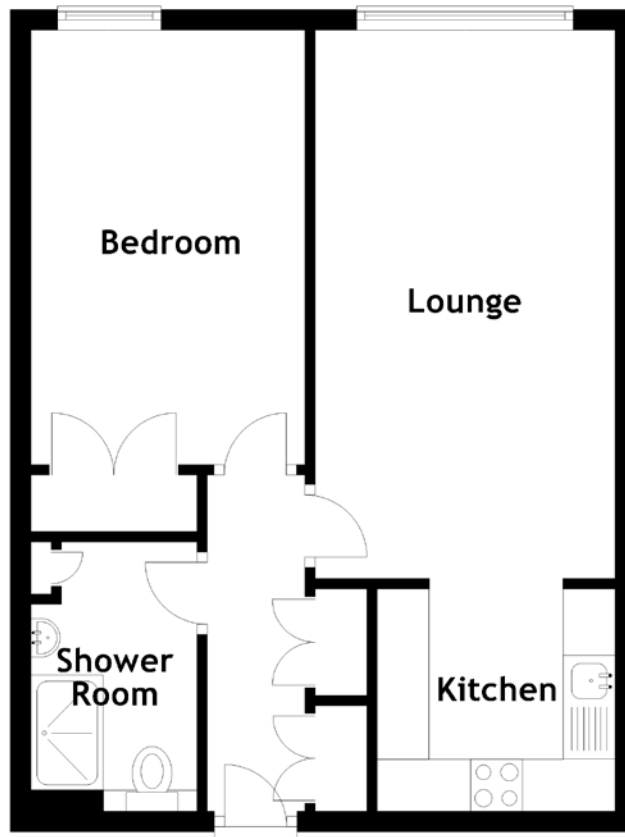


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 5.30m (17'5") x 2.90m (9'6")
Kitchen 2.30m (7'7") x 2.15m (7'1")
Bedroom 4.20m (13'9") x 2.65m (8'8")
Shower Room 2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m2): 42m²
EPC Rating: C

Buyer's Premium Value: £3500.00

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable. The property is factored and the services include the maintenance of the gardens, communal stairway cleaning and building insurance.

