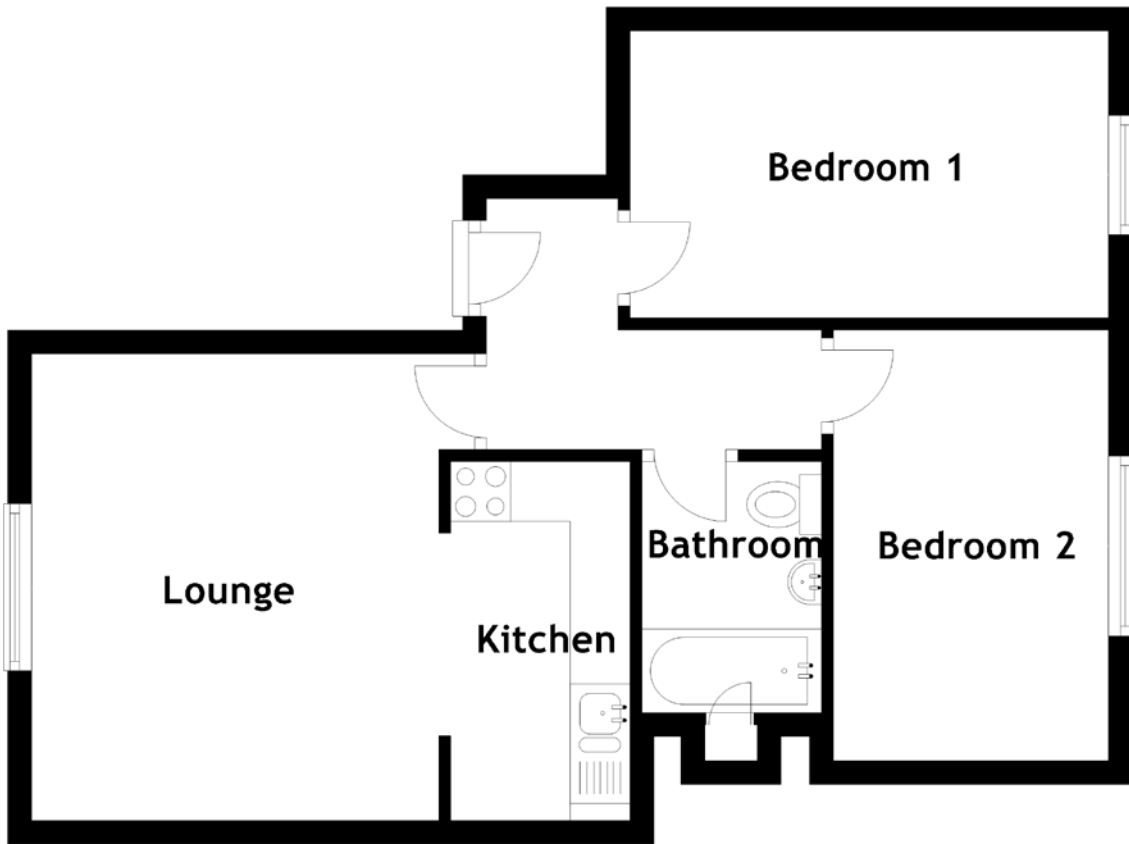


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 2.40m (7'10")
Bedroom 2	3.60m (11'10") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>  
EPC Rating: F

Extras (Included in the sale): All fitted floor coverings, blinds, curtains and light fittings are included in the sale, all other soft furnishings and electrical items are by separate negotiation.

