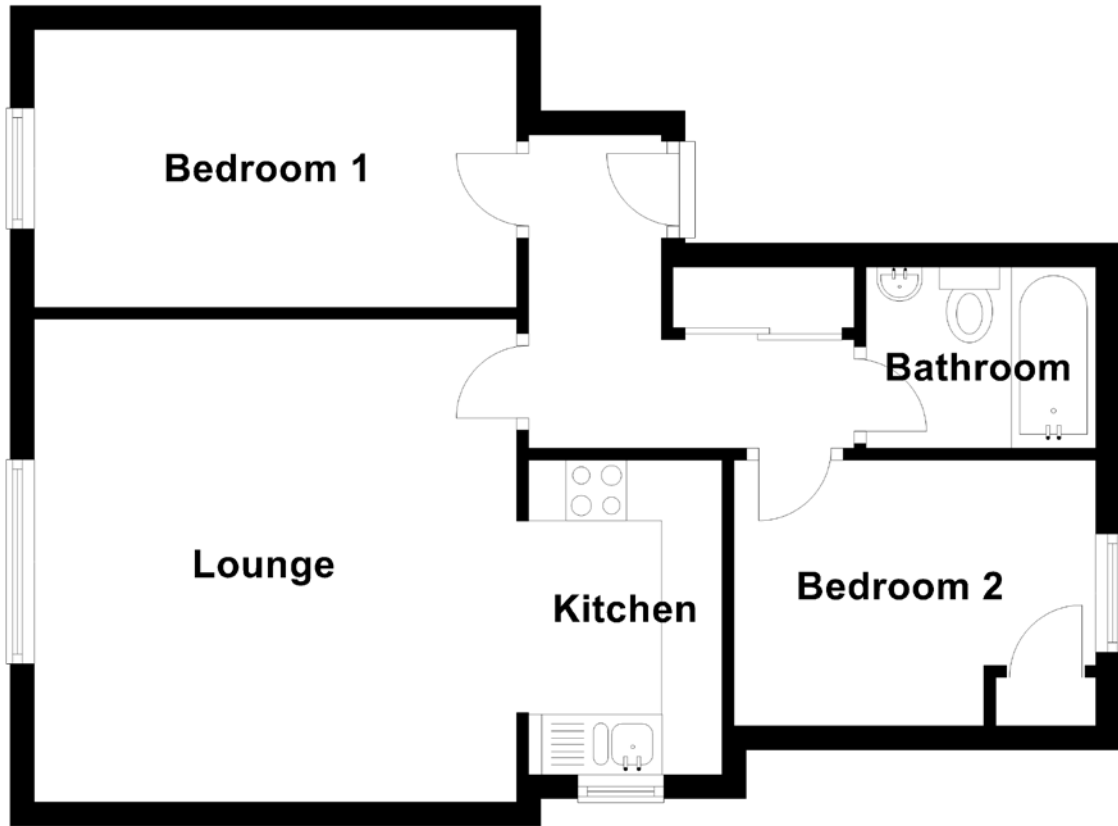


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	2.60m (8'7") x 1.60m (5'3")
Bedroom 1	4.00m (13'1") x 2.30m (7'7")
Bedroom 2	3.00m (9'10") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
EPC Rating: E

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

