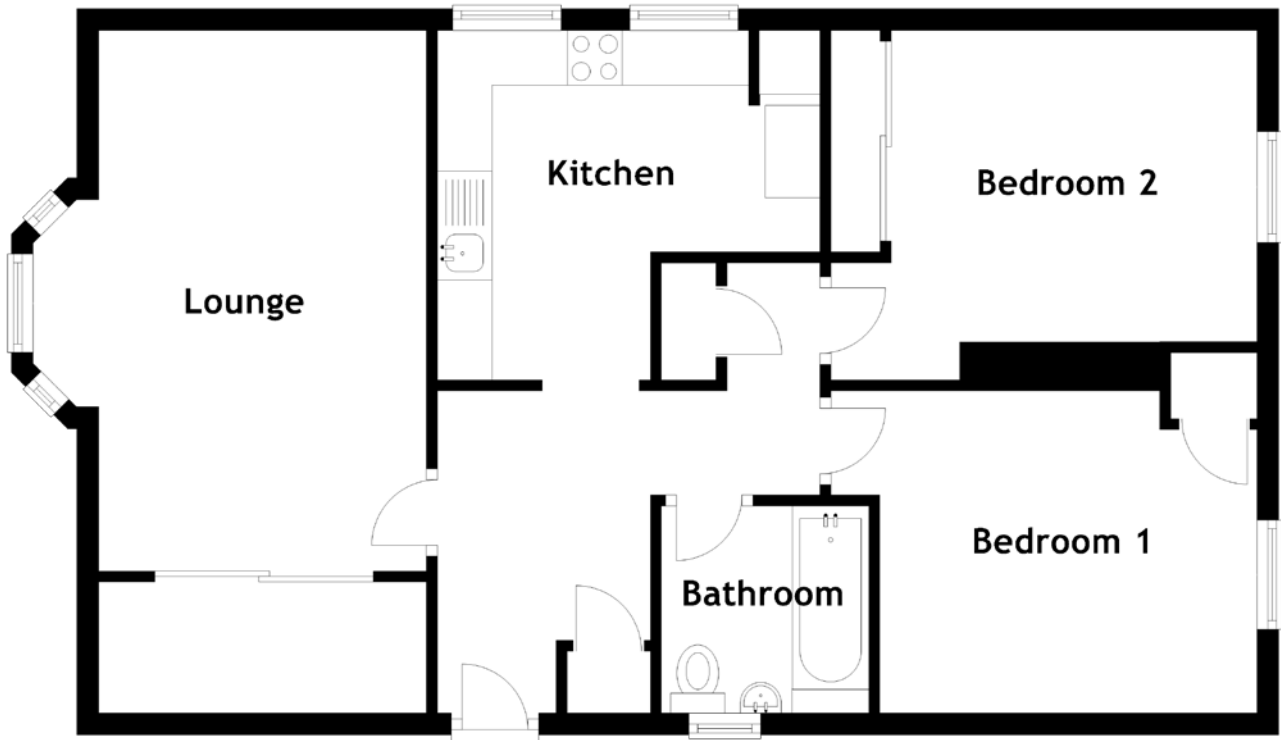


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

Lounge	4.95m (16'3") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.85m (9'4")
Bedroom 1	3.90m (12'10") x 2.95m (9'8")
Bedroom 2	3.90m (12'10") x 3.55m (11'8")
Bathroom	1.90m (6'3") x 1.90m (6'3")

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

