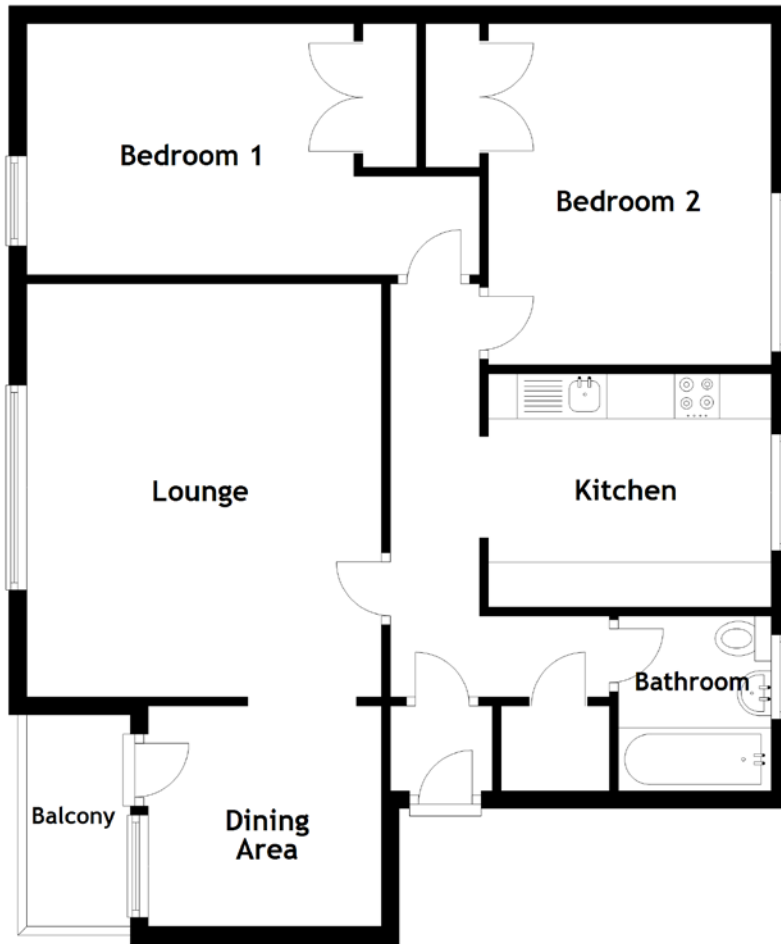


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.95m (13')
Dining Area	2.60m (8'6") x 2.45m (8'1")
Balcony	2.45m (8'1") x 1.25m (4'1")
Kitchen	3.15m (10'4") x 2.60m (8'6")
Bedroom 1	5.05m (16'7") x 2.80m (9'2")

Bedroom 2	3.80m (12'6") x 3.15m (10'4")
Bathroom	1.95m (6'5") x 1.70m (5'7")

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

Buyer's Premium Value: £2400.00

