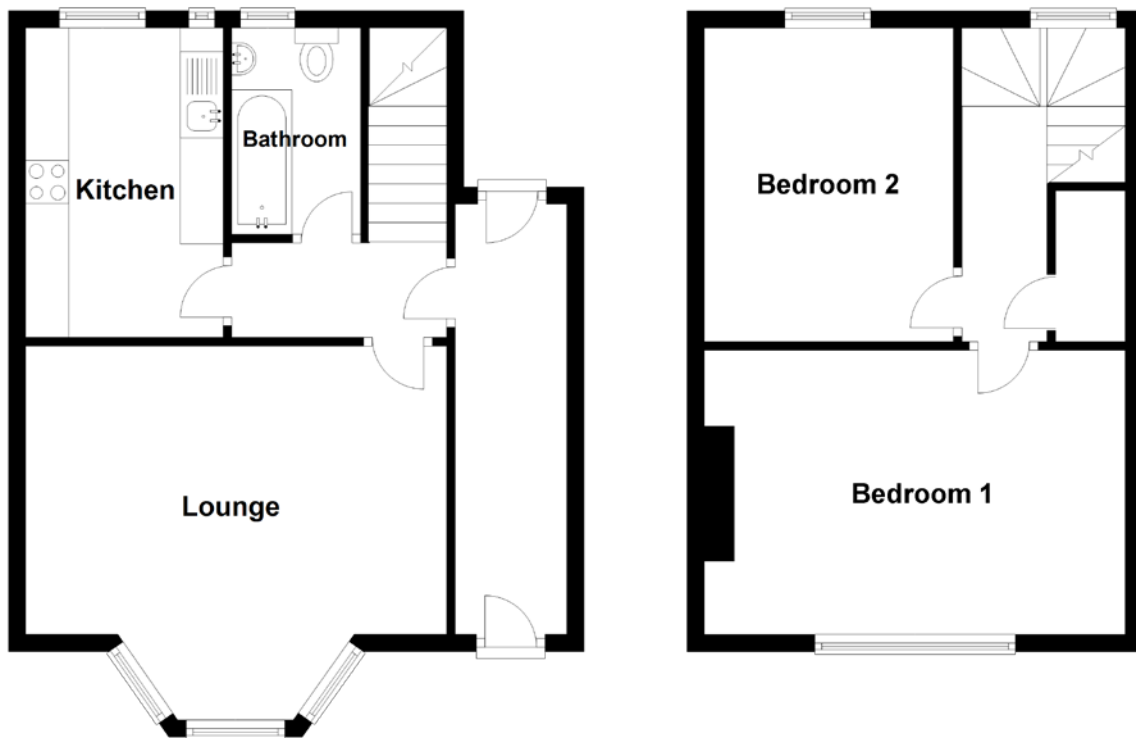


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.90m (16'1") x 3.35m (11')   |
| Kitchen   | 3.60m (11'10") x 2.30m (7'7") |
| Bedroom 1 | 4.90m (16'1") x 3.35m (11')   |
| Bedroom 2 | 3.65m (12') x 2.90m (9'6")    |
| Bathroom  | 2.40m (7'10") x 1.40m (4'7")  |

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
EPC Rating: D

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

