

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

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

Lounge	4.70m (15'5") x 4.00m (13'1")
Kitchen	4.20m (13'9") x 2.60m (8'6")
Bedroom 1	3.60m (11'10") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.40m (4'7")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

EPC Rating: B

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings. All furniture and contents are available by separate negotiation.

