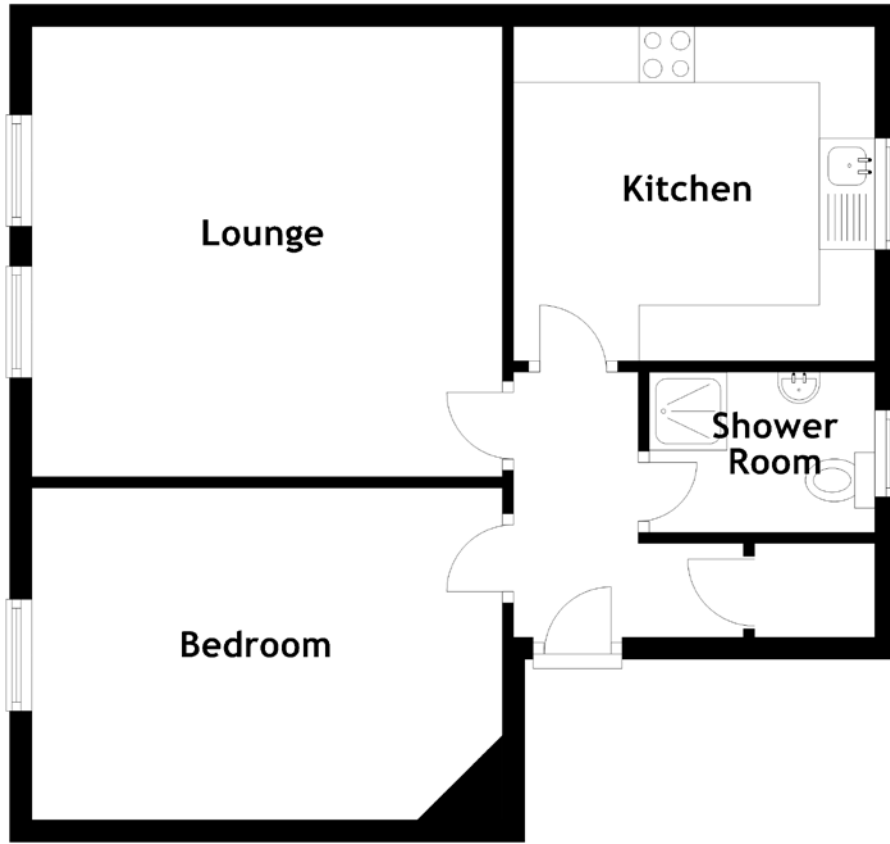


# FLOOR PLAN, DIMENSIONS & MAP



### Approximate Dimensions (Taken from the widest point)

Lounge	4.23m (13'11") x 4.04m (13'3")
Kitchen	3.25m (10'8") x 3.00m (9'10")
Bedroom	4.23m (13'11") x 2.98m (9'9")
Shower Room	2.03m (6'8") x 1.44m (4'9")

Extras (to be included in the sale): Fridge, freezer, washing machine, all fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: C

