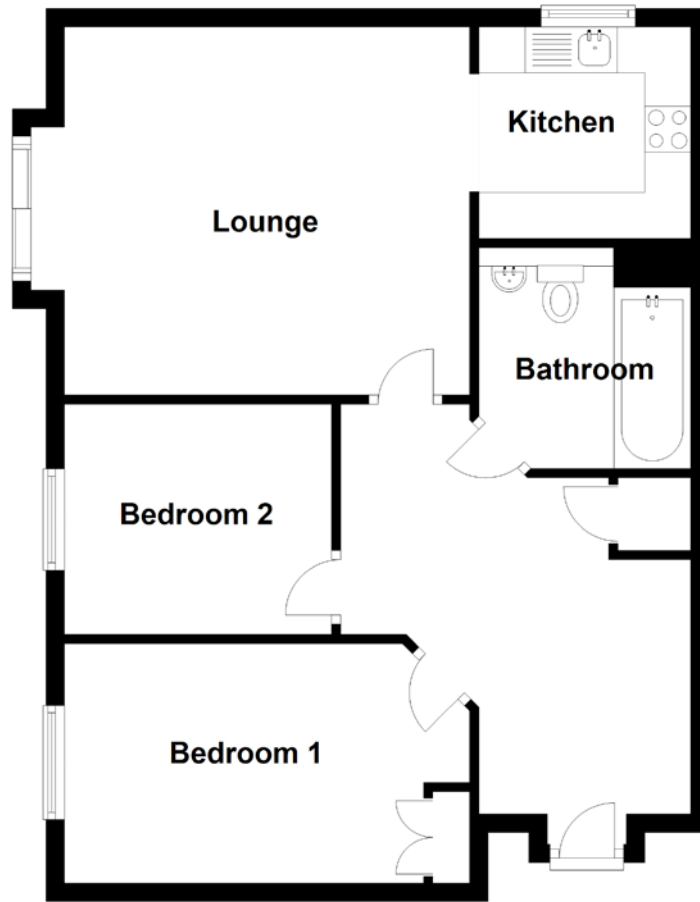


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	2.30m (7'7") x 2.30m (7'7")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 59m²
EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

