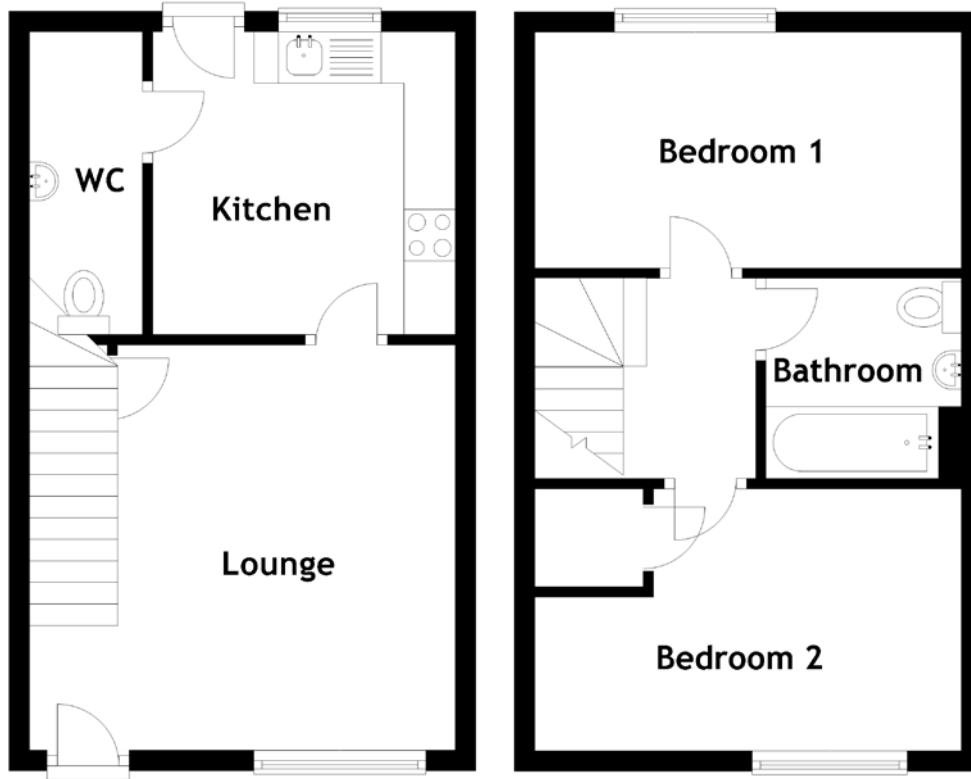


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 3.95m (13')
Kitchen	2.95m (9'8") x 2.95m (9'8")
WC	2.95m (9'8") x 1.15m (3'9")
Bedroom 1	4.15m (13'7") x 2.30m (7'6")
Bedroom 2	4.15m (13'7") x 2.65m (8'8")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.

