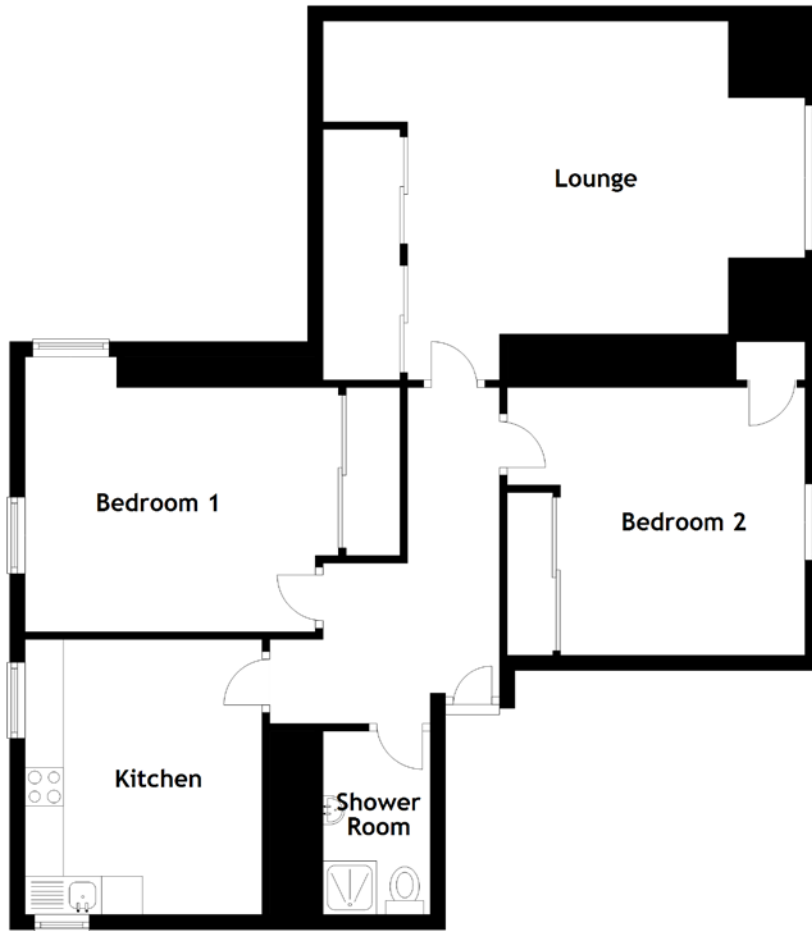


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 6.40m (21') x 4.69m (15'5")    |
| Kitchen     | 3.60m (11'10") x 3.10m (10'2") |
| Shower Room | 2.40m (7'10") x 1.40m (4'7")   |
| Bedroom 1   | 3.80m (12'5") x 3.20m (10'6")  |
| Bedroom 2   | 3.90m (12'9") x 3.50m (11'6")  |

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>  
EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains and light fittings are included in the sale, as are the other soft furnishings and electrical items that are currently in the property.

