

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>

Lounge 4.50m (14'9") x 3.30m (10'10")  
Kitchen 3.30m (10'10") x 1.90m (6'3")  
Bedroom 4.70m (15'5") x 3.10m (10'2")  
Shower Room 1.90m (6'3") x 1.80m (5'11")

EPC Rating: D

Extras (Included in the sale): Carpets, floor coverings, light fixtures and fittings.

