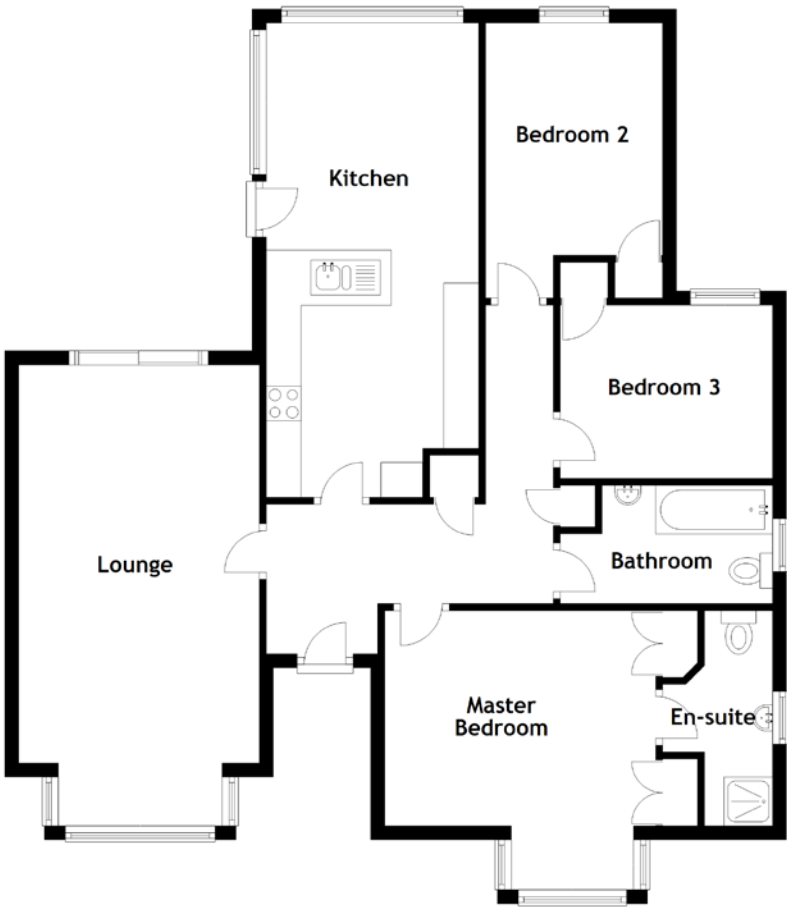


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Lounge         | 6.62m (21'9") x 3.45m (11'4") |
| Kitchen        | 6.81m (22'4") x 3.05m (10')   |
| Master Bedroom | 4.01m (13'2") x 3.95m (13')   |
| En-suite       | 3.09m (10'2") x 1.58m (5'2")  |
| Bedroom 2      | 3.95m (13') x 2.54m (8'4")    |

|           |                            |
|-----------|----------------------------|
| Bedroom 3 | 3.05m (10') x 2.49m (8'2") |
| Bathroom  | 3.05m (10') x 1.70m (5'7") |

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: C

Extras (included in sale): Integrated appliances, light fixtures, blinds and window dressings.

