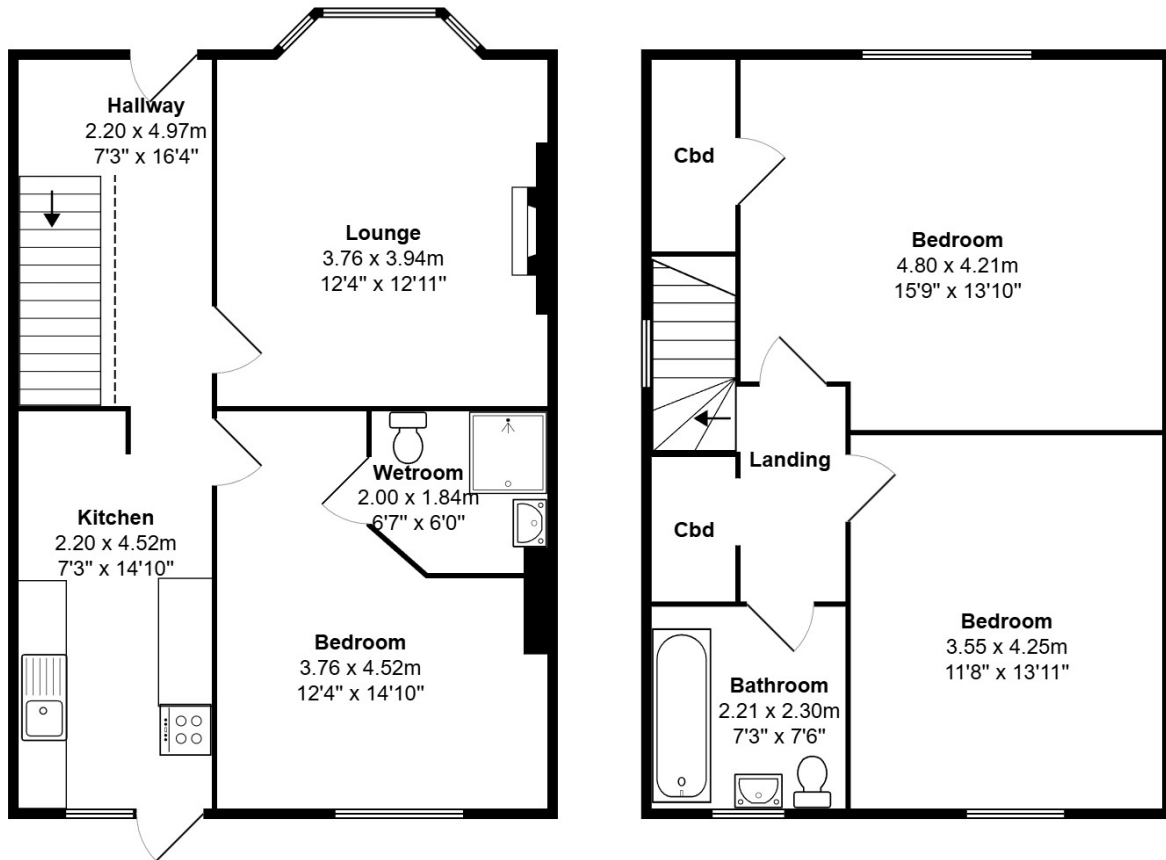


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup> | EPC Rating: D

Extras: All floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings and electrical items are by separate negotiation.

Services: Mains electricity, mains drains, mains water and electric heating system.

