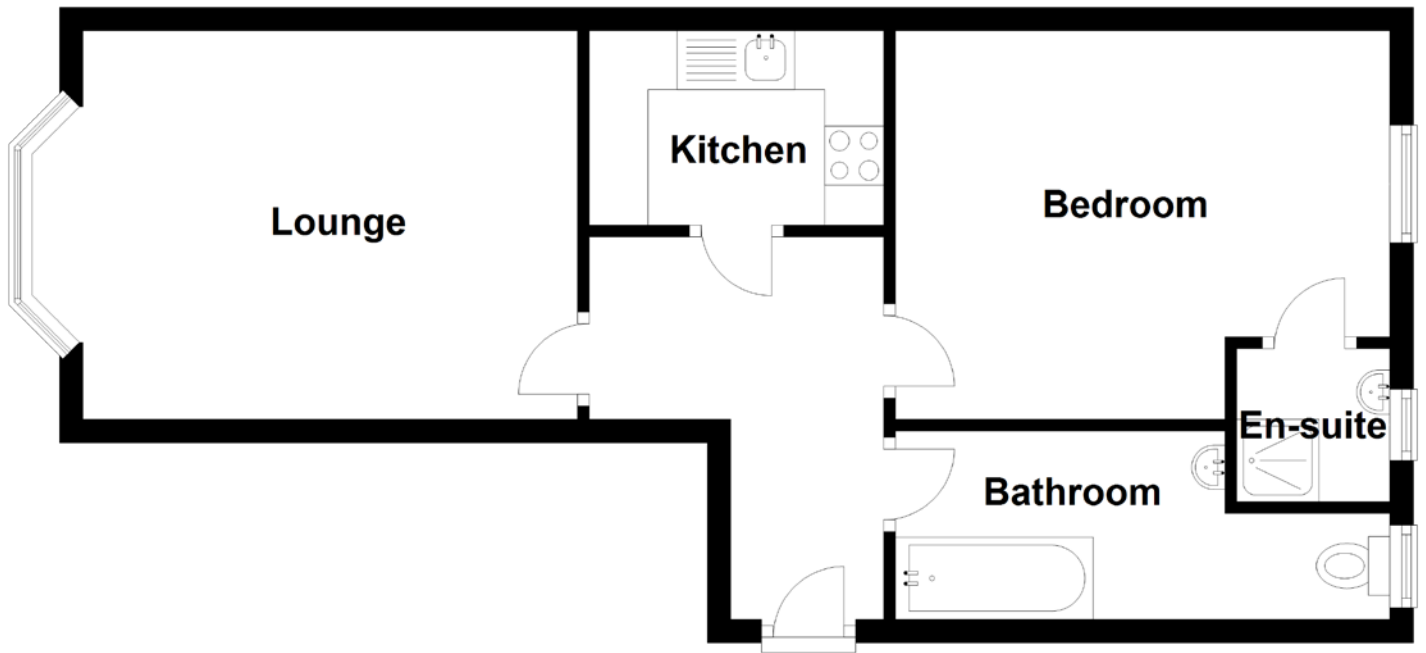


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.30m (10'10")
Kitchen	2.50m (8'2") x 1.80m (5'11")
Bedroom	4.20m (13'9") x 3.20m (10'6")
En-suite	1.30m (4'3") x 1.30m (4'3")

Bathroom 4.20m (13'9") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Freestanding appliances available by separate negotiation.

