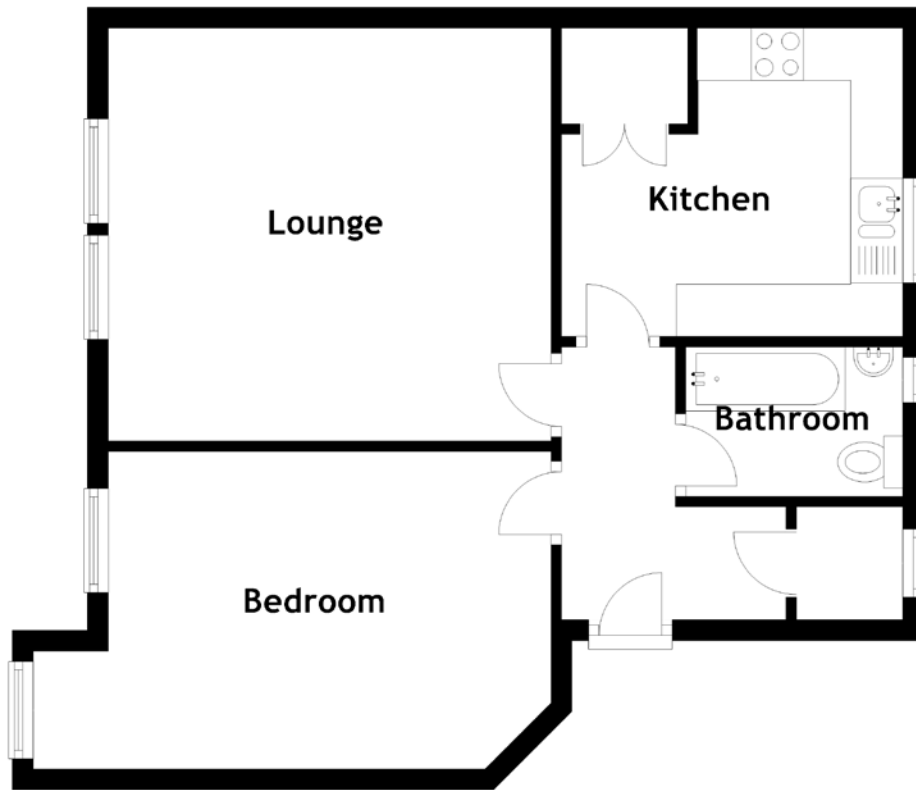


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m² | EPC Rating: D

Lounge	4.24m (13'11") x 3.95m (13')
Kitchen	3.27m (10'9") x 2.95m (9'8")
Bedroom	4.96m (16'3") x 3.04m (10')
Bathroom	2.08m (6'10") x 1.43m (4'8")

Extras (included in sale): All fixtures and fittings including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

