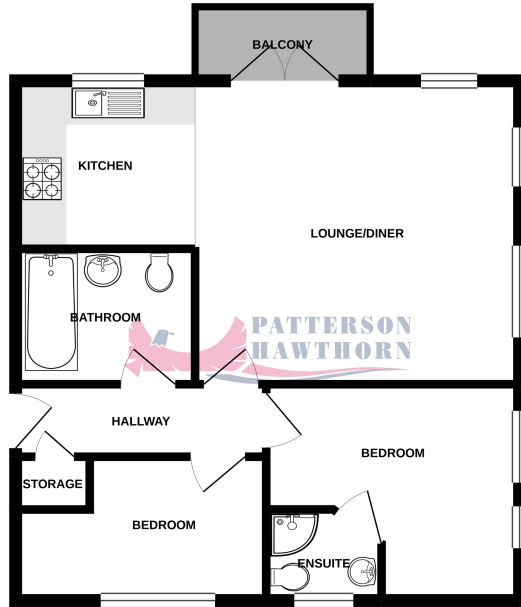


GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplate contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. (Made with Metreapp ©2020)

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 to 100) A | | | |
| (81 to 91) B | | 86 | 86 |
| (69 to 80) C | | | |
| (55 to 68) D | | | |
| (39 to 54) E | | | |
| (21 to 38) F | | | |
| (1 to 20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 to 100) A | | | |
| (81 to 91) B | | 88 | 88 |
| (69 to 80) C | | | |
| (55 to 68) D | | | |
| (39 to 54) E | | | |
| (21 to 38) F | | | |
| (1 to 20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC | | |



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GROUND FLOOR

Communal Entrance

Via security phone entry system into:

Front Entrance

Via hardwood door into:

Hallway

Radiator, built-in storage cupboard, luxury vinyl flooring.

Bathroom

2.08m x 1.9m (6' 10" x 6' 3") Panelled bath with shower attachment, low level flush WC, hand wash basin, tiled splash backs, chrome hand towel radiator, tile effect vinyl flooring.

Lounge

4.53m x 4.23m (14' 10" x 13' 11") > 4.19m (13' 9") Double glazed windows to side and rear, two radiators, luxury vinyl flooring, uPVC framed double doors opening to balcony.



Kitchen

2.5m x 2.33m (8' 2" x 7' 8") Double glazed windows to side, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, four ringed gas hob, extractor hood, integrated oven, space for tumble dryer, space and plumbing for washing machine, space for American-style fridge freezer, tiled splash backs, luxury vinyl flooring.



Bedroom One

4.84m x 3.06m (15' 11" x 10' 0") Double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

Opaque double glazed window to side, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled splash backs, tile effect vinyl flooring.

Bedroom Two

3.25m x 3.19m (10' 8" x 10' 6") Double glazed windows to side, radiator, fitted carpet.



EXTERIOR

Allocated Parking

