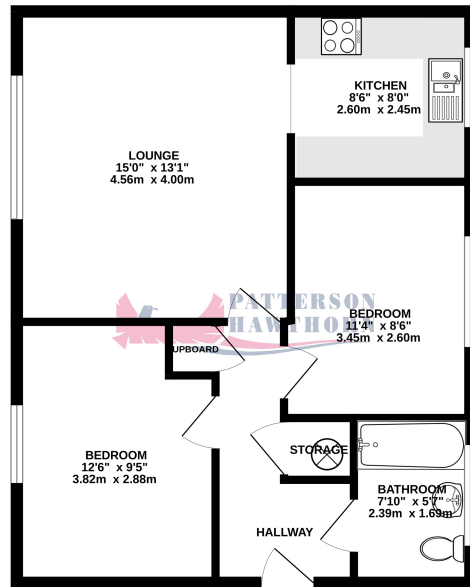


GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Wall mounted security entrance phone, fuse box, electric heater, two built-in storage cupboards one housing water tank, white laminate flooring.

Reception Room

4.56m x 4.01m (15' 0" x 13' 2") Double glazed windows to side, electric heater, laminate flooring.



Kitchen

2.61m x 2.46m (8' 7" x 8' 1") Double glazed windows to side, spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled flooring.



Bedroom One

3.82m x 2.88m (12' 6" x 9' 5") Double glazed windows to side, electric heater, fitted carpet.

Bedroom Two

3.45m x 2.6m (11' 4" x 8' 6") Double glazed windows to side, electric heater, fitted carpet.



Bathroom

2.38m x 1.69m (7' 10" x 5' 7") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath, shower, part tiled walls, heated towel rail, tiled flooring.

EXTERIOR

Rear Exterior

Communal gardens, one allocated parking space plus visitors parking.

