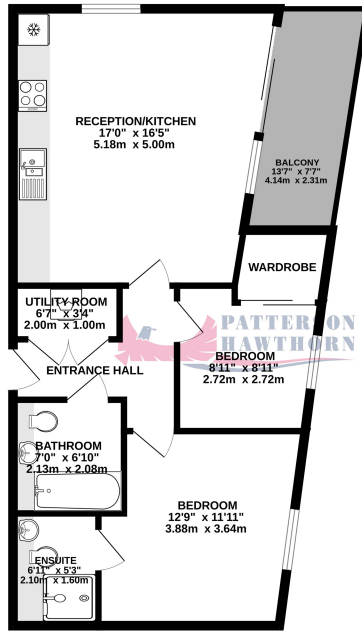


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, fixtures 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	85	85
(69-80)	C		
(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 video security entrance phone, stairs and lift to forth floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Inset spotlights to ceiling, radiator, luxury vinyl flooring.

Reception Room / Kitchen

5.18m x 5.0m (17' 0" x 16' 5") > 4.17m (13' 8") Inset spotlights to ceiling throughout, double glazed windows to side, a range of 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, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, double glazed sliding doors to rear opening into:

Balcony

Approximately 13' Fully paved.



Bedroom One

3.64m x 3.61m (11' 11" x 11' 10") (Max) Double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Ensuite Shower Room

2.08m x 1.61m (6' 10" x 5' 3") Low level flush WC, hand wash basin set on a laminate surface, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.

Bedroom Two

3.76m Into fitted wardrobes x 2.89m (12' 4" x 9' 6") (Max) Double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Bathroom

2.14m x 2.01m (7' 0" x 6' 7") Inset spotlights to ceiling, panelled bath with shower, low level flush WC, hand wash basin, tiled walls, chrome radiator, tiled flooring.

Utility Room

2.01m x 1.0m (6' 7" x 3' 3") Built-in shelving, space and plumbing for washing machine.

EXTERIOR

Front Exterior

One allocated parking space to front of block.