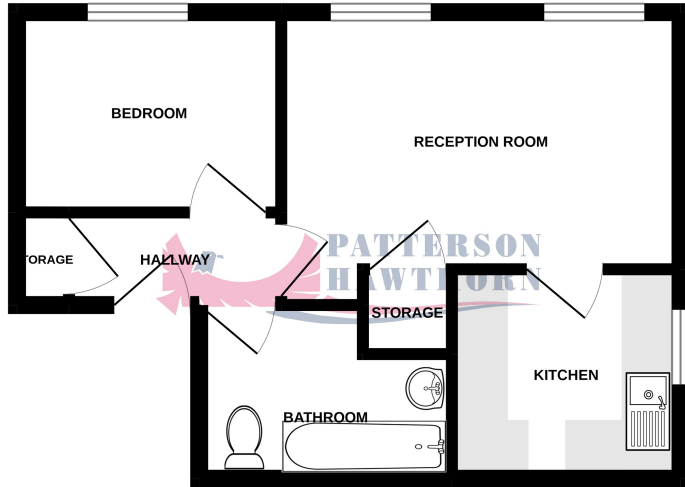


GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 301 sq.ft. (27.9 sq.m.) approx.  
Whilst 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 mis-statement. 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.  
Made with floorplan wizard

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	71	71
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	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:

### **Hallway**

Loft hatch to ceiling, built-in storage cupboard, fitted carpet.

### **Reception Room**

4m x 2.58m (13' 1" x 8' 6"). Double glazed windows to front, storage heater, fitted carpet.

### **Kitchen**

2.29m x 2.1m (7' 6" x 6' 11"). Double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring.



### **Bathroom**

2.53m x 1.72m (8' 4" x 5' 8"). Low level flush WC, panelled bath, electric shower, hand wash basin, part tiled walls, vinyl flooring.

### **Bedroom**

2.65m x 2.01m (8' 8" x 6' 7"). Double glazed window to front, electric storage heater, fitted carpet.



## **EXTERIOR**

**Communal garden, communal parking**