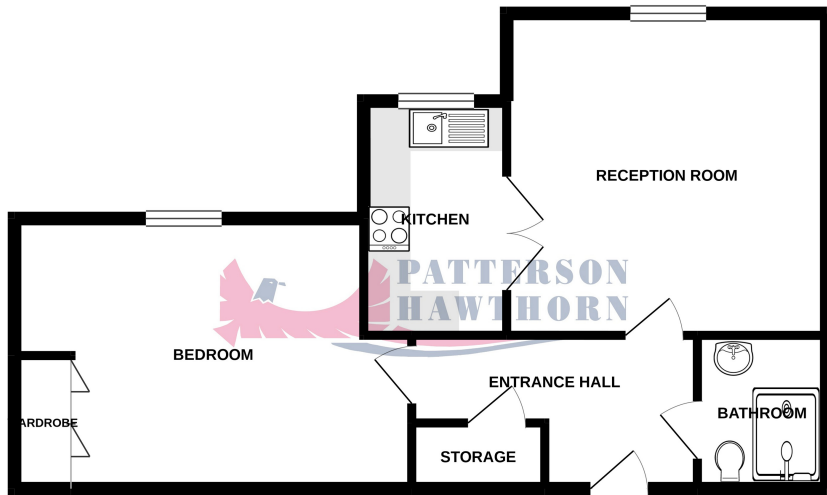


GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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 Metropix ©2021.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C	73	
(55 to 68) D		
(39 to 64) 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	

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GROUND FLOOR

Communal Entrance

Via security phone entry system lift to third floor.

Front Entrance

Via hardwood door opening into:

Hallway

Large built-in storage cupboard housing boiler fuse box and electricity meter, electric storage heater, fitted carpet.

Reception Room

4.26m x 4.24m (14' 0" x 13' 11") Double glazed windows to front, electric storage heater, fitted carpet, hardwood framed double doors opening into:



Kitchen

3.1m x 1.89m (10' 2" x 6' 2") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, four ringed electric hob, extractor hood, space for fridge, space for freezer, integrated oven, tiled splash backs, vinyl flooring.



Bedroom

5.25m x 3.57m (17' 3" x 11' 9") Loft hatch to ceiling, double glazed windows to front, fitted wardrobes with mirrored doors, electric storage heater, built in distress cord, fitted carpet.

Bathroom

2.02m x 1.71m (6' 8" x 5' 7") Low level flush WC, hand wash basin inset within base units, shower cubicle, tiled walls, tiled effect vinyl flooring.

