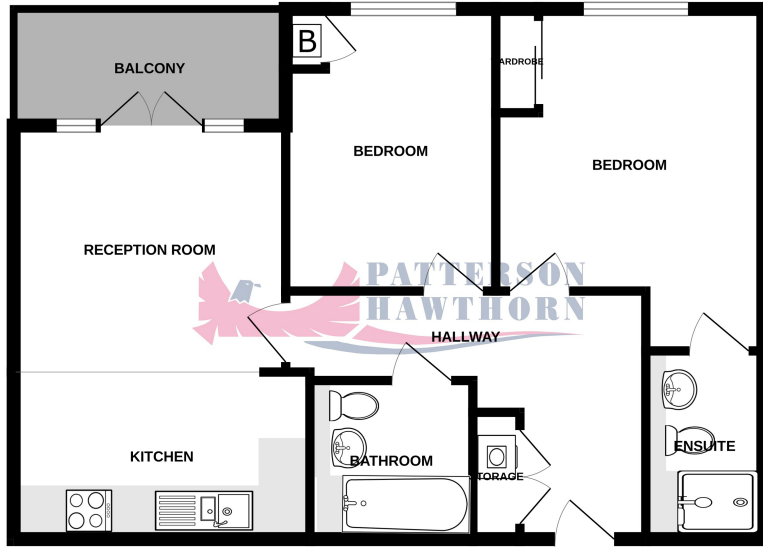


GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(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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- IDEAL FIRST TIME BUY



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs and lift to second floor.

SECOND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Radiator, large built in storage cupboard with space for tumble dryer and built in shelving, laminate flooring.

Open Plan Kitchen / Reception Room

5.33m x 3.81m (17' 6" x 12' 6") > 3.48m (11' 5") Kitchen area; spotlight bar 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 and dishwasher, space for freestanding fridge freezer, laminate splash backs, laminate flooring. Living area; radiator, laminate flooring, double glazed windows and uPVC framed double doors to rear opening to:



Balcony

3.54m x 1.5m (11' 7" x 4' 11")

Bedroom One

4.4m > 3.62m (14' 5" > 11' 11") x 3.45m (11' 4") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, laminate flooring,

Ensuite Shower Room

2.52m x 1.51m (8' 3" x 4' 11") Low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, part tiled walls, tile effect vinyl flooring.



Bedroom Two

3.63m x 2.7m (11' 11" x 8' 10") Double glazed windows to rear, built-in storage cupboard housing boiler, radiator, laminate flooring.

Bathroom

2.04m x 2.1m (6' 8" x 6' 11") Low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, part tiled walls, tile effect vinyl flooring.



EXTERIOR

Rear Exterior

Communal gardens.

Front Exterior

Allocated parking, visitor parking and electric car charging ports.

