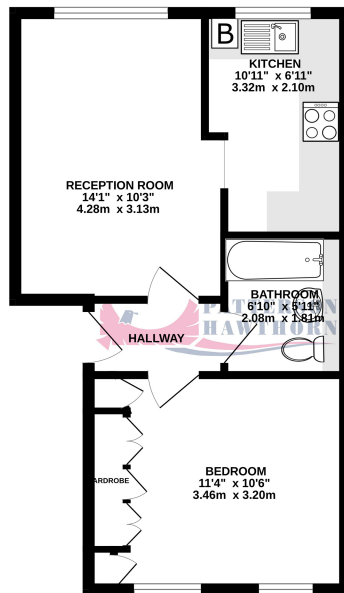


GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA - 406 sq.ft. (37.7 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, through ground floor communal hallway to:

### **Front Entrance**

Via hardwood door, opening into entrance hall; laminate flooring.

### **Reception Room**

4.28m x 3.13m (14' 1" x 10' 3"). Double glazed windows to rear, wall mounted electric heater, laminate flooring.

### **Kitchen**

3.32m x 2.1m (max) (10' 11" x 6' 11"). Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base



units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splash-backs, laminate flooring.

### **Bedroom**

3.83m (into fitted wardrobe) x 3.2m (12' 7" x 10' 6"). Double glazed windows to front, wall mounted electric heater, fitted wardrobes, laminate flooring.

### **Bathroom**

2.08m x 1.77m (6' 10" x 5' 10"). Panel bath, shower, low-level flush WC, hand wash basin, part tiled walls, chrome hand towel radiator, additional wall mounted heater, tiled flooring.

## **EXTERIOR**

### **Rear**

Communal gardens & allocated parking

### **Front**

Communal gardens.