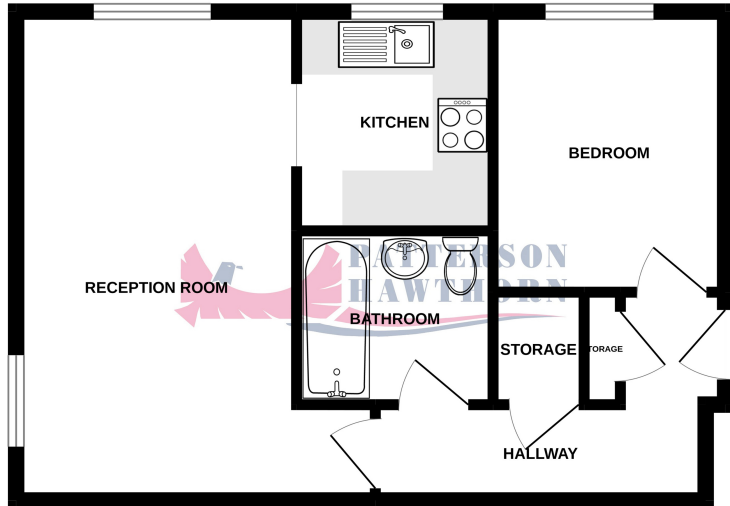


GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.3 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 v2022.

### 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>	76	80
(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 first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Storage heater, fitted carpet, two built-in storage cupboards.

### **Reception Room**

5.35m x 3.07m (17' 7" x 10' 1" ) Double glazed windows to front and side, electric heater, fitted carpet.



### **Kitchen**

2.41m x 2.15m (7' 11" x 7' 1") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, vinyl tiled flooring.



### **Bedroom**

3.07m x 2.54m (10' 1" x 8' 4") Double glazed windows to front, fitted carpet.

### **Bathroom**

2.06m x 1.68m (6' 9" x 5' 6") Low level flush WC, hand wash basin with waterfall mixer tap, panelled bath with shower attachment, part tiled walls, vinyl flooring.



## **EXTERIOR**

### **Front/Rear Exterior**

Communal gardens, allocated parking.