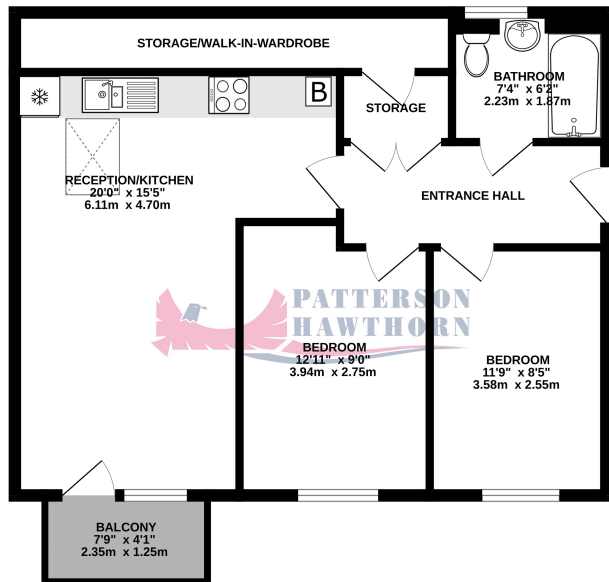


GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA - 637 sq.ft. (59.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used on 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.  
Home-visit Message (HOMES)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 door, stairs to second floor.

## **SECOND FLOOR**

### **Private Front Entrance**

Via hardwood door into:

### **Entrance Hall**

Loft hatch to ceiling leading to part boarded loft, radiator, wood grain effect vinyl flooring, double storage cupboard with door leading to:

### **Walk in Wardrobe**

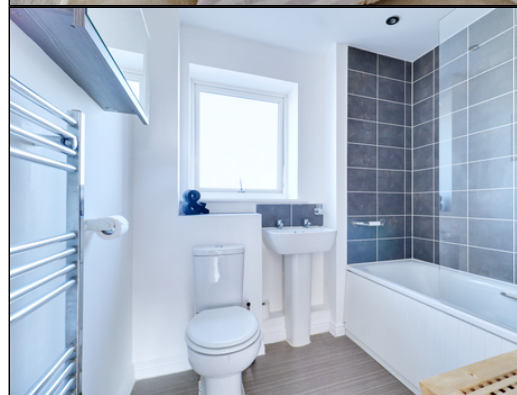
1.62m x 1.02m (5' 4" x 3' 4").

### **Storage Area**

6.35m x 0.86m (20' 10" x 2' 10") Space for tumble dryer, lighting.

### **Bedroom One**

3.95m x 2.75m (13' 0" x 9' 0") uPVC framed double glazed window, radiator, fitted carpet.



### **Bedroom Two**

3.58m x 2.55m (11' 9" x 8' 4") uPVC framed double glazed window, radiator, fitted carpet.

### **Bathroom**

2.18m x 1.95m (7' 2" x 6' 5")

Comprising of panelled bath with rainfall shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, inset spotlights to ceiling, wood grain effect vinyl flooring.

### **Open Plan Kitchen / Lounge / Diner**

6.10m > 2.06m (20' 0" > 6' 9") x 4.71m > 3.26m (15' 5" > 10' 8") Double glazed skylight window, kitchen area; a range of matching wall and base units with granite work surfaces, one and a half bowl inset sink with drainer and chrome mixer tap, four ring electric hob, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, granite tiled splash backs, wood grain effect vinyl flooring. Lounge area; inset spotlights to ceiling, uPVC framed double glazed fixed side window panels, radiator, fitted carpet, uPVC framed patio door with double glazed window opening to balcony.

## **EXTERIOR**

**Allocated parking.**