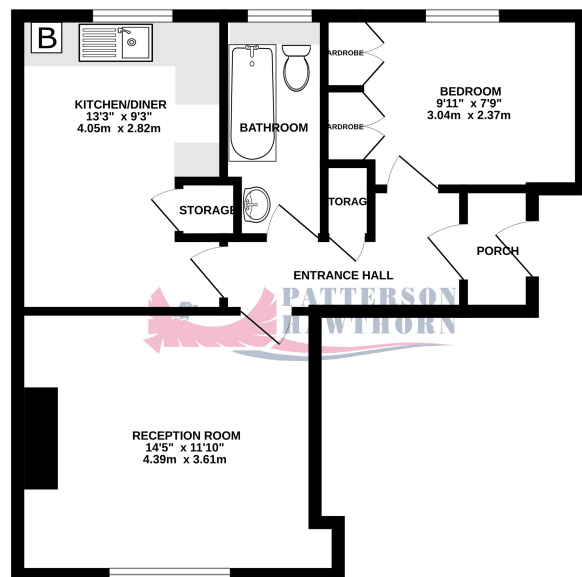


GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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 misstatement. 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 Measure (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(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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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door opening into porch; fitted carpet, wall mounted security entrance phone, ceiling level storage cupboard housing fuse Box, second front entrance via hardwood door opening into:

Entrance Hall

Built-in storage cupboard, fitted carpet.

Bedroom

3.52m x 2.37m (11' 7" x 7' 9") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.



Bathroom

3.03m x 1.38m (9' 11" x 4' 6") (Max)
Obscure double glazed windows to rear, low-level flush WC, panelled bath, shower, hand wash basin, tiled walls, radiator, vinyl flooring.



Kitchen / Diner

4.05m x 2.82m (13' 3" x 9' 3")
Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink & drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for fridge, built-in storage cupboard with space for freestanding fridge freezer, boiler, tiled splashbacks, radiator, vinyl flooring.

Reception Room

4.08m x 3.61m (13' 5" x 11' 10")
Double glazed windows to front, radiator, fitted carpet.



EXTERIOR

One allocated parking space to front.

