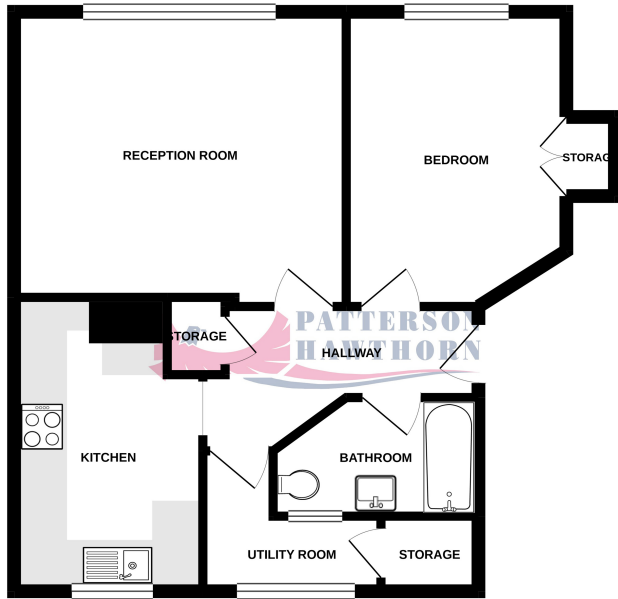


GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA - 538 sq ft. (50.0 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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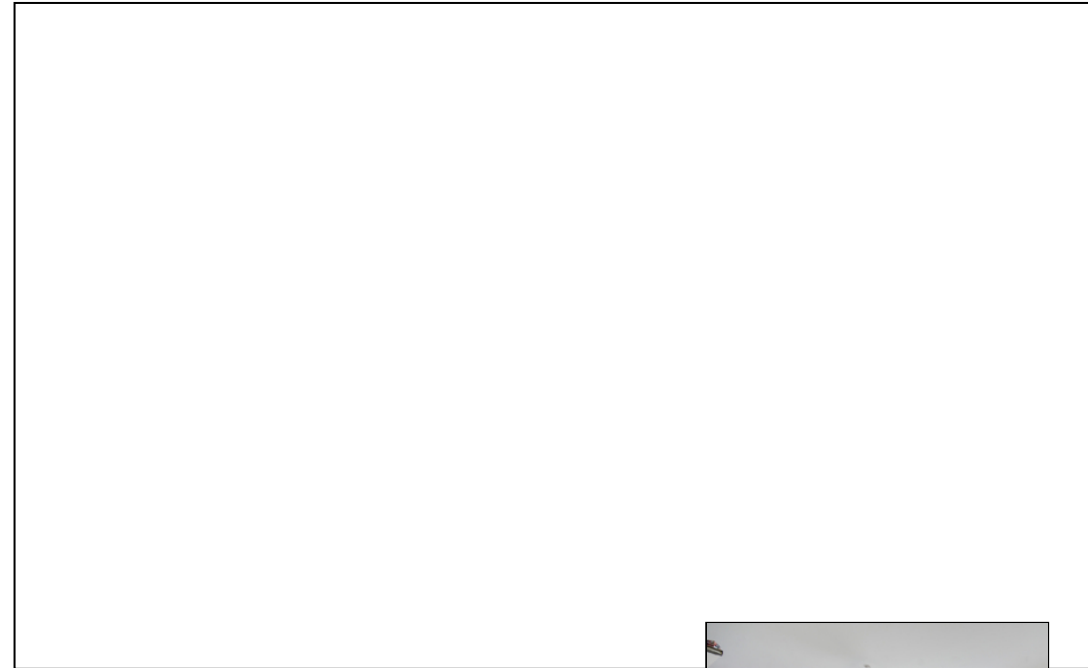
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C			
(55 to 68) D		61	65
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland	EU Directive 2002/91/EC		

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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor which has built in storage cupboard

FIRST FLOOR

Front Entrance

Via hardwood front door into

Hallway

Inset spotlights to ceiling, built in storage cupboard with oak door, radiator, small storage cupboard with mirrored door housing electricity meter, fitted carpet.

Bedroom

12' 8" x 9' 5" (3.85m x 2.87m) uPVC framed double glazed fixed and casement window with opening fan light to front, oak window sill, radiator to front, built in storage cupboard with oak doors currently used as wardrobes, fitted carpet



Bathroom

Comprising inset spotlights to ceiling, uPVC framed double glazed opaque fixed and casement window with opening fan light to rear, panelled bath, shower, hand wash basin with chrome mixer tap inset to vanity unit with oak surface, built in storage cupboards, chrome hand towel radiator to side, tiled splash backs, tiled flooring

Lounge

14' 2" x 12' 8" (4.33m x 3.85m) uPVC framed double glazed fixed and casement window with opening fan light to front and oak window sill, radiator to front encased in a housing unit with oak surface, fitted carpet



Kitchen

12' 7" x 8' 1" (3.83m x 2.46m) Inset spotlights to ceiling, uPVC framed double glazed fixed and casement window with opening fan light to rear, radiator to side, range of matching wall and base units with integrated handles, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, breakfast bar area, four ringed electric hob, integrated oven, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, wood grain effect laminate flooring



Converted Balcony/ Utility Room

7' 9" x 6' (2.35m x 1.82m) > 13' 5" (1.04m) uPVC framed double glazed fixed and casement window with opening fan light to rear, built in shed for storage, fitted carpet, this room ideal as small office, storage, potential walk in wardrobe

Rear Garden

Approximately 34't x 28ft Various bush and plant borders, patio area to rear, hard standing area to rear with shed to remain, remainder laid to lawn

Exterior

Communal parking

