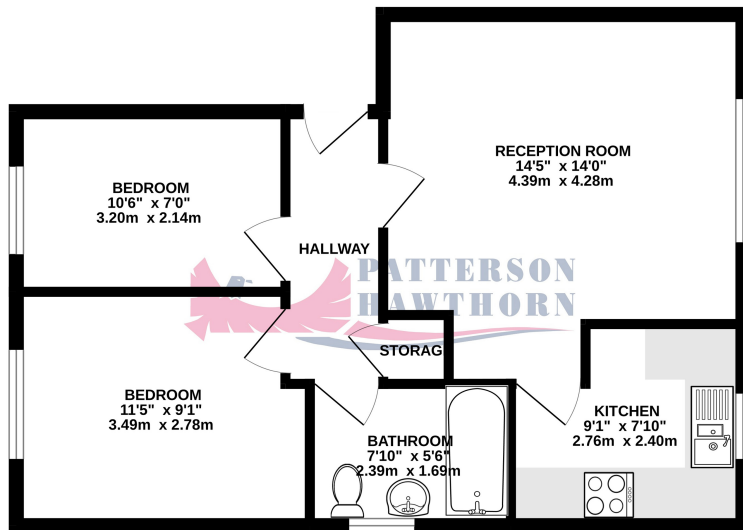


GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.4 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 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 6/2024

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>		
(55-68)	<b>D</b>	69	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## GROUND FLOOR

### **Communal Entrance**

Via security phone entry system, stairs to second floor.

## SECOND FLOOR

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Built-in storage cupboard, wall mounted security entrance phone, laminate flooring.

### **Reception Room**

4.39m x 4.28m (14' 5" x 14' 1") (Max) Double glazed windows to rear, electric storage heater, fitted carpet.



### **Kitchen**

2.75m x 2.4m (9' 0" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, laminate flooring.



### **Bedroom One**

3.49m x 2.78m (11' 5" x 9' 1") Double glazed windows to front, fitted carpet.

### **Bedroom Two**

3.2m x 2.14m (10' 6" x 7' 0") Double glazed window to front, wall mounted electric heater, fitted carpet.



### **Bathroom**

2.39m x 1.7m (7' 10" x 5' 7") Obscure window to side, low level flush WC, hand wash basin, panelled bath, electric shower, tiled walls, tiled flooring.

