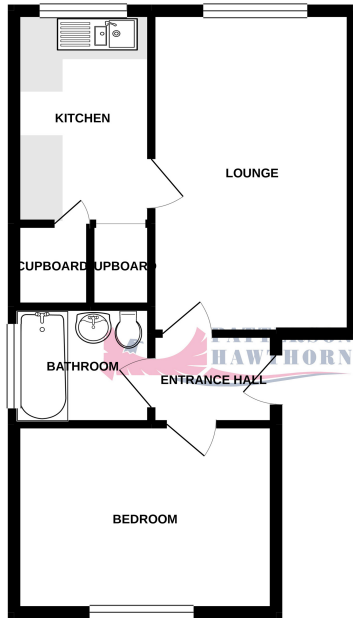


GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.1 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 Metropen 10/2011

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		78
(55 to 68) D		
(39 to 54) E	49	
(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 second floor.

Front Entrance

Via hardwood door opening into:

Hallway

Loft hatch to ceiling leading to partially boarded loft, laminate flooring.

Reception Room

4.69m x 2.93m (15' 5" x 9' 7") Inset spotlights to ceiling, windows to rear, laminate flooring.



Kitchen

3.75m x 2.0m (12' 4" x 6' 7") Spotlight bar to ceiling, windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, space and plumbing for washing machine, built-in storage cupboards, tiled splash backs, tiled flooring.

Bedroom

3.83m x 2.92m (12' 7" x 9' 7") Into fitted wardrobes, windows to front, fitted wardrobes with sliding mirror doors, fitted carpet.

Bathroom

1.96m x 1.71m (6' 5" x 5' 7") Inset spotlights to ceiling, opaque windows to side, panelled bath, shower, low level flush WC, hand wash basin, part tiled walls, vinyl flooring.

EXTERIOR

Front Exterior

Two allocated parking spaces. Communal gardens.