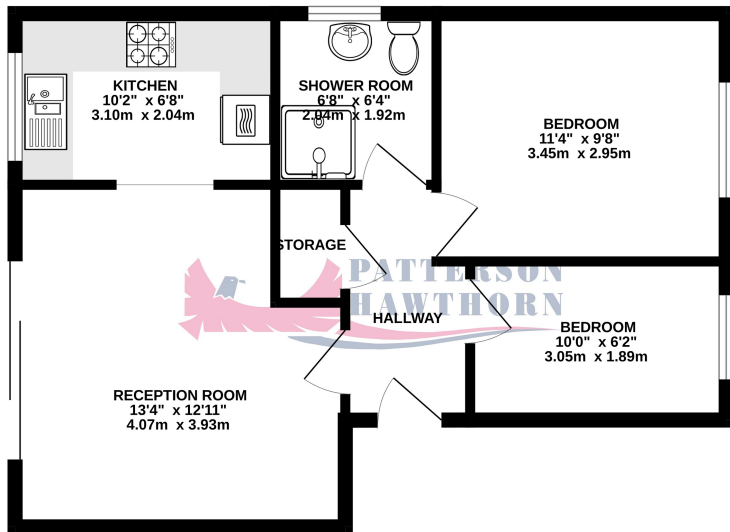


GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 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 |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 72                      | 75        |
| (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 |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, communal hallway leading to:

### **Front Entrance**

Via hardwood door opening into entrance hall; spotlight bar to ceiling, radiator, fitted carpet, large built-in storage cupboard.

### **Reception Room**

4.07m x 3.92m (13' 4" x 12' 10"). uPVC framed double glazed sliding door to rear opening to communal garden, Radiator, fitted carpet.

### **Kitchen**

3.1m x 2.03m (10' 2" x 6' 8"). Spotlight bar to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminated work surfaces, one and a half bowl inset sink & drainer with brushed chrome mixer tap, integrated oven, four ring gas hob, extractor hood, space & plumbing for washing machine, integrated fridge, integrated freezer, laminate splashbacks, laminate flooring.



### **Bedroom One**

3.45m x 2.95m (11' 4" x 9' 8"). Spotlight bar to ceiling, double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.05m x 1.89m (10' 0" x 6' 2"). Spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

### **Shower Room**

1.98m x 1.91m (6' 6" x 6' 3"). Spotlights to ceiling, double glazed windows to side, low level flush WC, hand wash basin set on a base unit, rainfall shower cubicle, chrome hand towel radiator, part tiled walls, laminate flooring.

## **EXTERIOR**

### **Rear**

Immediate access to communal rear garden, one allocated parking space.

### **Front**

Communal garden.