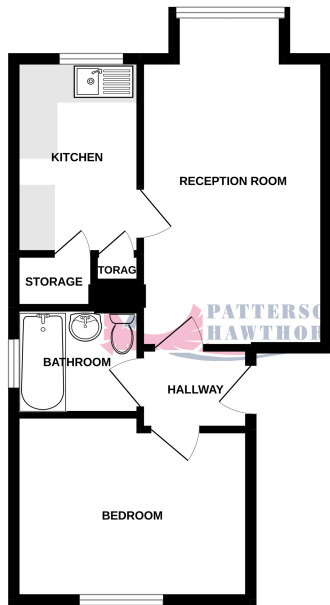


GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 414 sq.ft. (38.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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

Side Entrance

Via Hardwood door, opening into:

Entrance Hall

Fuse box, security entry phone, laminate flooring.

Reception Room

4.65m x 2.94m (15' 3" x 9' 8"). Double glazed Bay windows to rear, laminate flooring.



Kitchen

3.08m x 2m (10' 1" x 6' 7"). Double glazed windows to rear, a range of wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, space and plumbing for appliances, space for cooker, two built in storage cupboards (one housing water tanks), tiled splash backs, vinyl flooring.



Bedroom

3.81m x 2.93m (12' 6" x 9' 7"). Double glazed windows to front, laminate flooring.



Bathroom

1.95m x 1.69m (6' 5" x 5' 7"). Opaque double glazed windows to side, Jacuzzi bath with shower attachment, hand wash basin, low-level flush WC, part tiled walls, tiled flooring.

EXTERIOR

Communal Garden

To rear of property, laid to lawn.

Communal Parking

To side of property.

