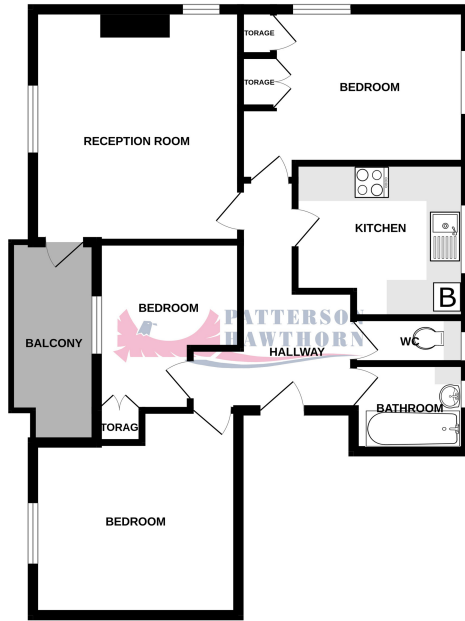


GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA - 675 sq.ft. (62.8 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

FIRST FLOOR

Front Entrance

Via uPVC door with double glazed obscure window panel into:

Hallway

Radiator to side, wood grain effect laminate flooring.

Bedroom One

3.59m x 3.59m (11' 9" x 11' 9") uPVC framed double glazed window to front, radiator to front, wood grain effect laminate flooring.

Bedroom Two

3.93m x 2.69m (12' 11" x 8' 10") uPVC framed double glazed window to rear and side, radiator to rear, built in storage cupboards, wood grain effect laminate flooring.



Bedroom Three

2.95m x 2.52m (9' 8" x 8' 3") uPVC framed double glazed window to front, radiator to front, built in storage cupboards, wood grain effect laminate flooring.

Bathroom

Comprising uPVC framed double glazed opaque fixed window to rear, panelled bath with shower, hand wash basin with chrome mixer tap inset within a vanity unit, chrome hand towel radiator to side, tiled splash backs, tiled flooring.

Separate WC

Comprising uPVC framed double glazed opaque window to rear, low level flush WC, tiled splash backs, tiled flooring.

Kitchen

2.97m x 2.68m (9' 9" x 8' 10") Spotlights to ceiling, uPVC framed double glazed window to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable chrome mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, tiled flooring.

Reception Room

4.01m x 3.62m (13' 2" x 11' 11") Coving to ceiling, uPVC framed double glazed window to front and side, radiator to side, wood grain effect laminate flooring, uPVC framed door with fixed double glazed window panels opening to balcony.

