





**** TENANT IN SITU **** 360 TOUR
AVAILABLE **

One bedroom first floor flat with own access, door into the hall with stairs to the first floor. Fitted kitchen, lounge, double bedrooms, bathroom with a shower over the bath and separate wc. Parking.



HALL

Entrance door into the hall with stairs to the first floor.

LANDING

Doors to -

KITCHEN

Fitted units with work surfaces and sink and drainer unit. Plumbing and space for washing machine, space for cooker and further appliance. Window.

LOUNGE

Window

BEDROOM

Window

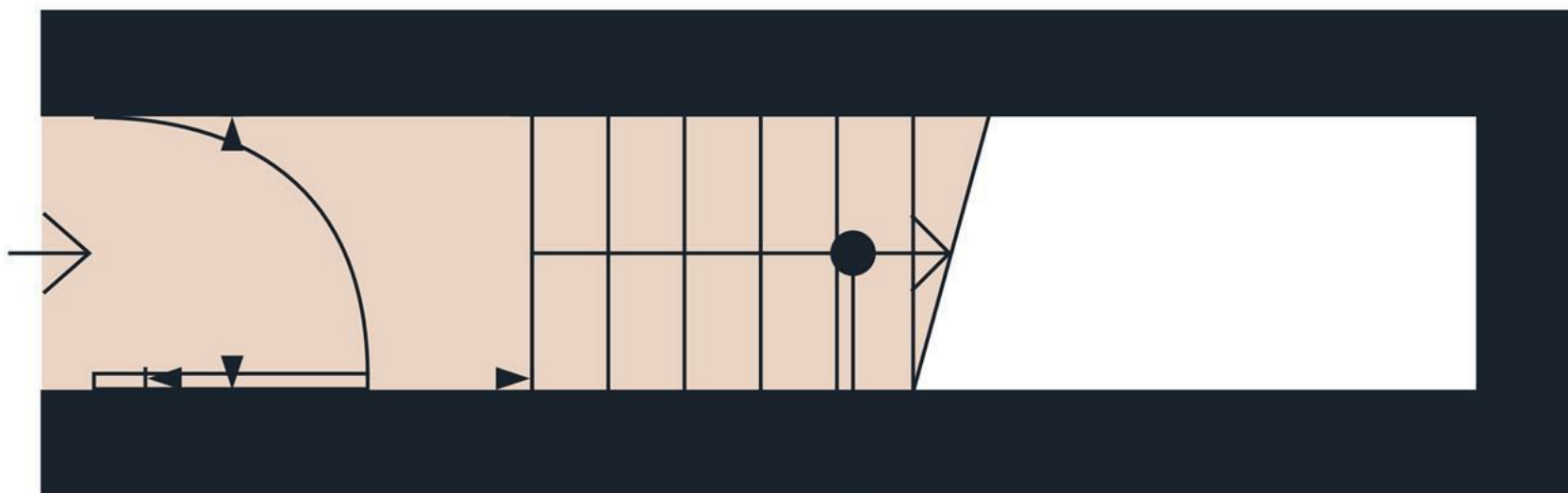
BATHROOM

Panel enclosed bath with a shower, wash hand basin, window.

WC

Low flush wc, window.





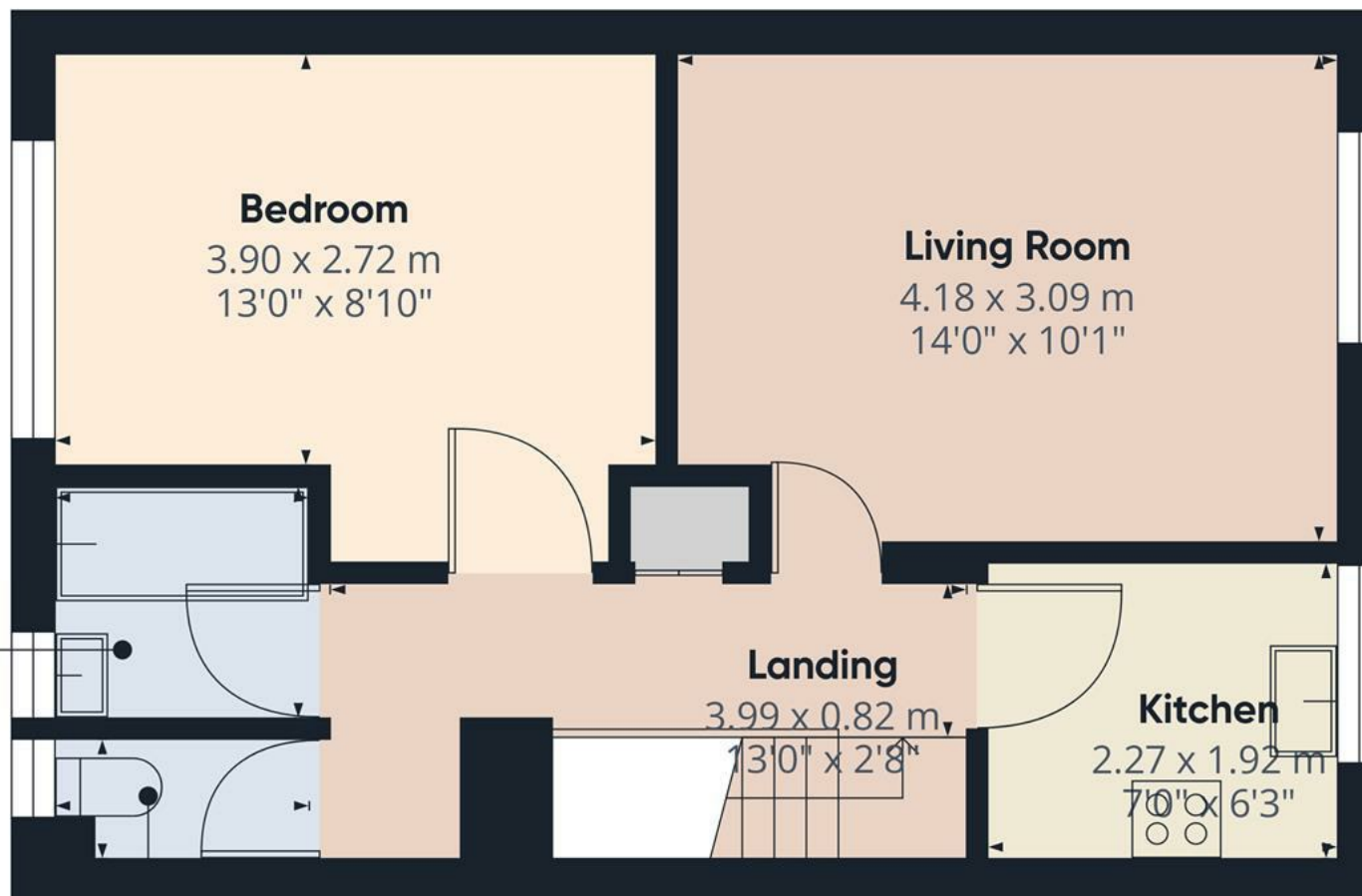
Hallway
1.16 x 0.86 m
4'0" x 2'9"

Approximate total area⁽¹⁾
3.13 m²
33.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bathroom
1.64 x 1.43 m
5'0" x 4'8"

WC
1.65 x 0.78 m
5'0" x 2'7"

Bedroom
3.90 x 2.72 m
13'0" x 8'10"

Living Room
4.18 x 3.09 m
14'0" x 10'1"

Landing
3.99 x 0.82 m
13'0" x 2'8"

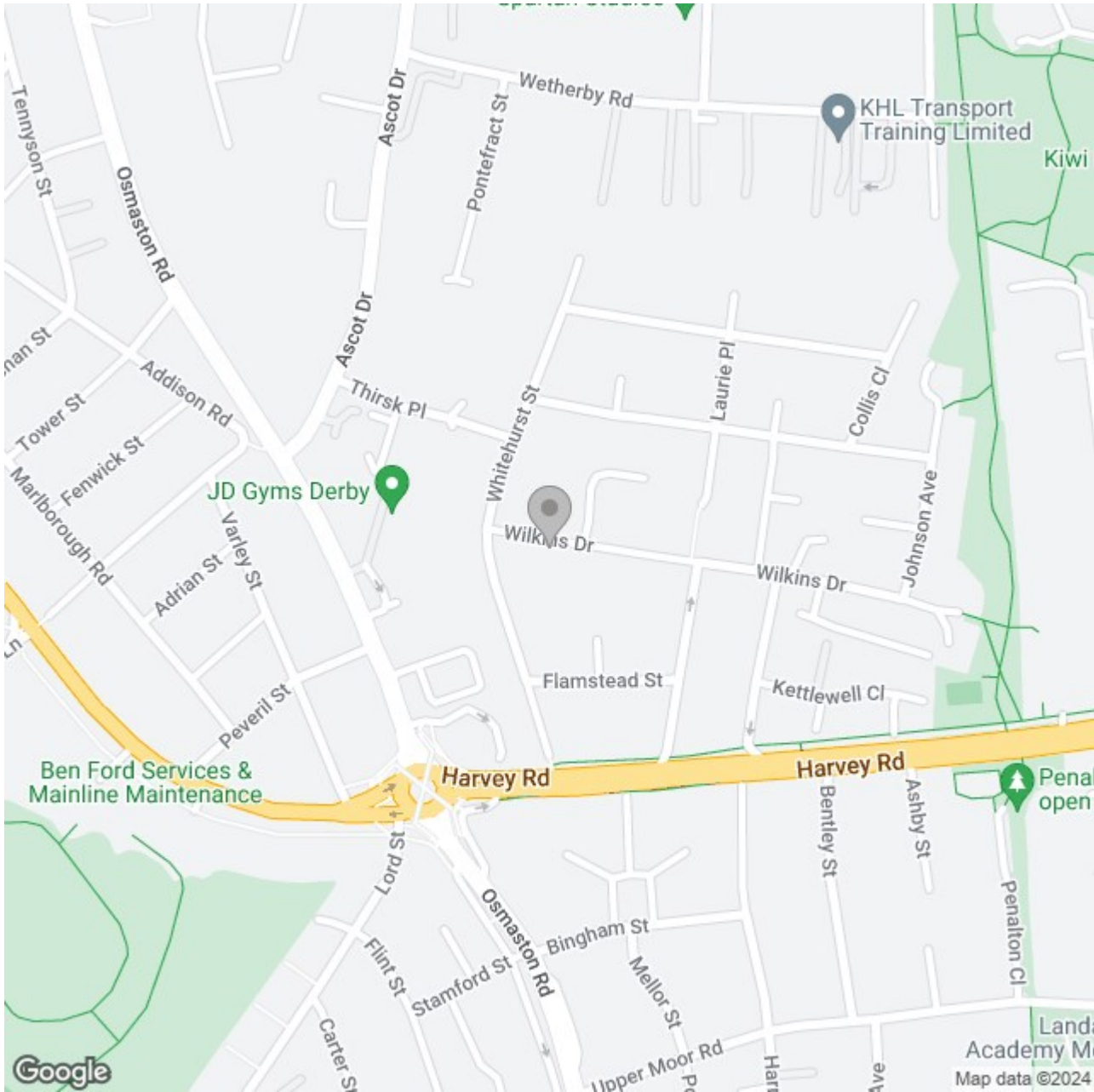
Kitchen
2.27 x 1.92 m
7'6" x 6'3"

Approximate total area⁽¹⁾
37.52 m²
403.86 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	