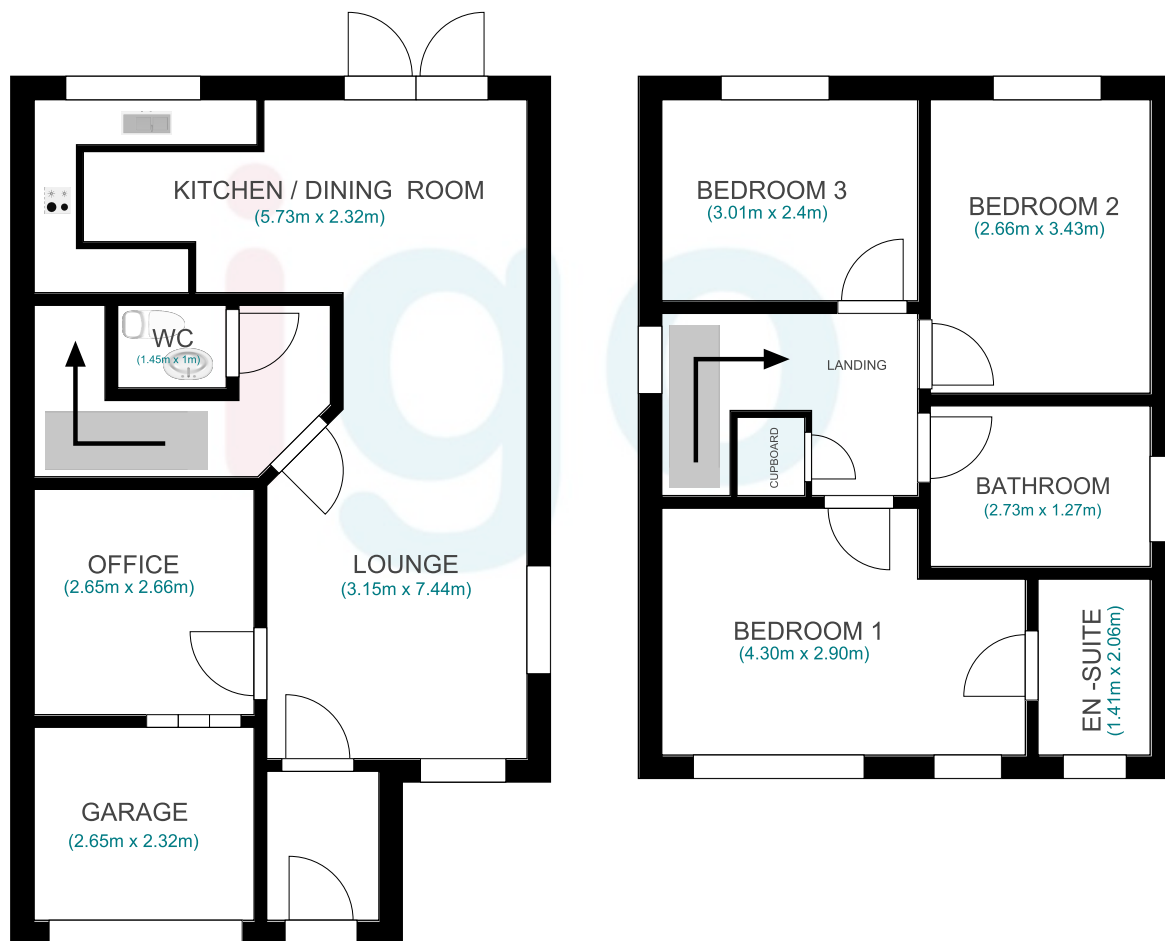




Merlin Way

Total internal floor area is approx. 79.9 sq.m / 860.03 sq.ft (ex any garages, hall ways and landing areas)

This Floor Plan is approximate and for illustrative purposes only and therefore should be used as such by any prospective buyer. All measurements of walls, doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-statement by us, the seller or agent.