



Ground Floor
Approx. Floor
Area 39.92 Sq.M.
(430 Sq.Ft.)

1st Floor
Approx. Floor
Area 35.41 Sq.M.
(381 Sq.Ft.)

Total Approx. Floor Area 75.33 Sq.M. (811 Sq.Ft.)

Whilst every effort has been made to ensure the accuracy of the floor plan, plan is not to scale. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, 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.