



GROUND FLOOR

371 sq ft (34.4 sq m) approx.



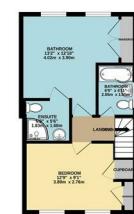
1ST FLOOR

307 sq ft (28.3 sq m) approx.



2ND FLOOR

210 sq ft (19.4 sq m) approx.



TOTAL FLOOR AREA: 1131 sq ft (105.1 sq m) approx.  
Whilst every care has been taken in the preparation of these floor plans, measurements of areas, fixtures, fittings and any other items are approximate and are intended for guidance only. Prospective purchasers must satisfy themselves as to the accuracy of these details and the property must be viewed in person by a qualified surveyor or solicitor.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(91-91)	<b>B</b>		
(90-89)	<b>C</b>		
(89-88)	<b>D</b>		
(87-86)	<b>E</b>		
(85-84)	<b>F</b>		
(83-80)	<b>G</b>		
Not energy efficient - higher running costs			
(1-20)	<b>G</b>		
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(91-91)	<b>B</b>		
(90-89)	<b>C</b>		
(89-88)	<b>D</b>		
(87-86)	<b>E</b>		
(85-84)	<b>F</b>		
(83-80)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-20)	<b>G</b>		
EU Directive 2002/91/EC			
England & Wales			