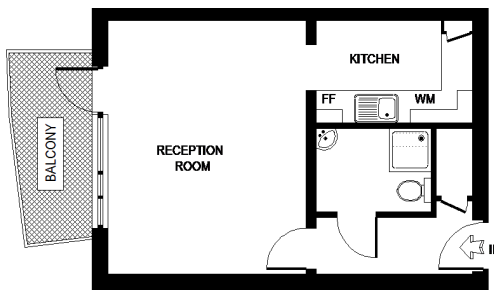




## Floorplan



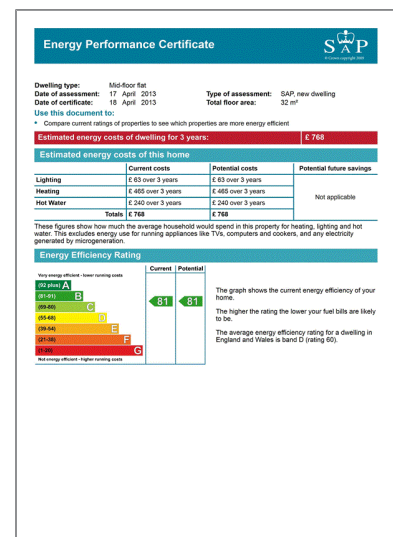
0B1P-T2



APPROXIMATE GROSS INTERNAL AREA  
350 SQ. FT. (32.5 SQ. M.)

This plan is for the buyer's reference only. It does not constitute a contract. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the information provided. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the information provided. The seller is not responsible for any errors or omissions. The buyer should verify the accuracy of the information provided.

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.



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