

1 Bed Flat located in

Guide price £425,000









## LIVING ROOM 12'2" x 14'1" Into Bay 3.71m x 4.30m Into Bay LOBBY BEDROOM 10'0" x 9'8" 3.05m x 2.95m KITCHEN 5'10" x 9'6" 1.77m x 2.90m

## TOTAL FLOOR AREA: 414 sq.ft. (38.4 sq.m.) approx.

Whilst every extension has been made to ensure the accuracy of the Booglan constanted here, measurements of doors, versions, comes and any other items are approximate and no reportability to taken for my error, prospective purchaser. The services, specime and applicates become have not been tested and no guarantee as to their operations or efficiency can be given.

	Current	Potenti
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68)	63	
(39-54)		
(21-38)		
(1-20)	9	
Not energy efficient - higher running costs		

## CONTACT

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