



## Typical Floor Plan

NOT TO SCALE. For guidance purposes only.

Typical layout of a smaller unit (sizes may vary):

### Lounge 4.22m (13.8ft) x 5.62m (18.4ft)

Spacious, well equipped, open plan living room/kitchen with room for a dining table. The living room boasts an electric fireplace with marble surround and wooden mantle. There are also low surface temperature radiators and plenty of electric sockets plus TV and satellite ready connections. The lounge has the benefit of ample natural daylight from the patio doors, which lead out onto a part paved, fenced off garden.

### Kitchen 4.22m (13.8ft) x 2.7m (7.9ft)

Quality Omega fitted units with soft closure plus built in electric oven, gas hob washing machine, dishwasher and fridge/freezer.

### Main bedroom 3.99m (12.8ft) x 3.35m (11ft)

Built in generous wardrobe, low surface temperature radiator

### Second bedroom 2.84m (9.3ft) x 3.35m (11ft)

Built in generous wardrobe, low surface temperature radiator

### Bathroom/wet room 1.99m (6.5ft) x 2.5m (8.2ft)

The integrated bathroom has a bath and wet room area/shower with an attractive vanity unit with lighting above.

All units are fitted with an efficient gas operated combi boiler, low surface temperature radiators and fully double-glazed windows giving an efficient energy rating.