





**Available Date: 9th August 2025** 

EPC Rating: E | Council Tax: C - £2,400 per month









APPROX. GROSS INTERNAL FLOOR AREA: 649 SQ FT/ 60 SQM

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.