

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	<b>B</b>
Environmental Impact (CO <sub>2</sub> ) Rating	<b>3</b>

Certified Property Measurement Standard (CPMS) Floor Plan produced in accordance with RICS Property Measurement Standards (RICS 68933)



Approximate Area = 1725 sq ft / 160.2 sq m  
 Including Limited Use Area(s) = 86 sq ft / 8 sq m  
 Total = 1811 sq ft / 168.2 sq m  
 For identification only - Not to scale  
 Denotes restricted head height

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