

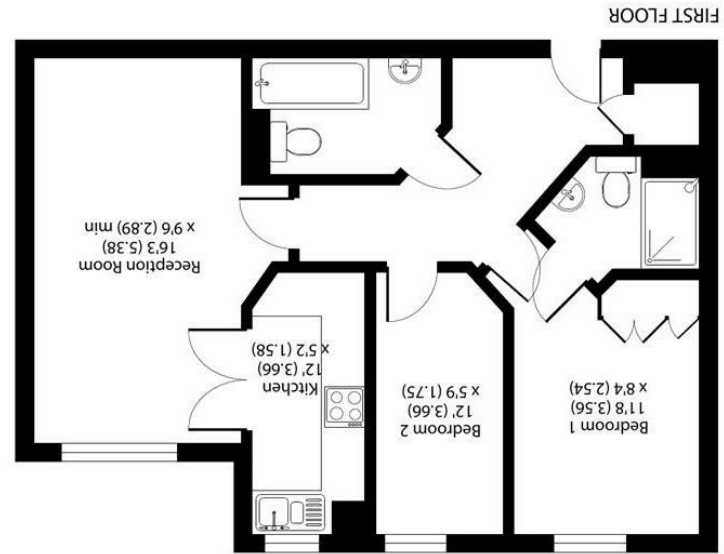
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	
Very good (A)	92-100
Good (B)	81-91
Fair (C)	69-80
Fairly poor (D)	55-68
Poor (E)	49-54
Very poor (F)	35-48
Very poor (G)	1-34

Environmental Impact (CO <sub>2</sub> ) Rating	
Very good (A)	1-10
Good (B)	11-20
Fair (C)	21-30
Fairly poor (D)	31-40
Poor (E)	41-50
Very poor (F)	51-60
Very poor (G)	61-70

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Redcom 2025. Produced for Gibson Lane, REF: 1241665



Approximate Area = 624 sq ft / 58 sq m  
 For identification only - Not to scale

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