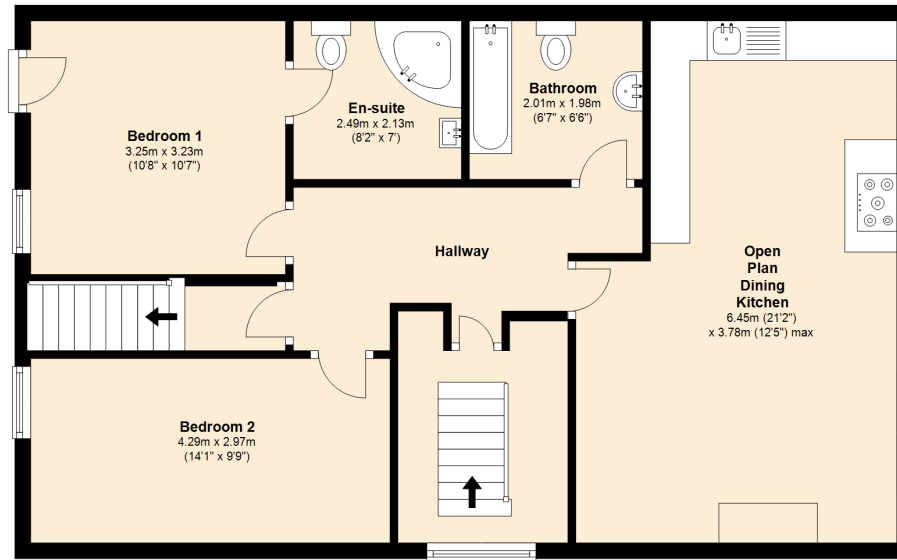


### Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



### First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 122.5 sq. metres (1318.0 sq. feet)

This floorplan has been designed and completed by Valentines Estate Agents.

Plan produced using PlanUp.

**Flat 4, 1 Pickering Road, New Brighton, CH45 9LU**