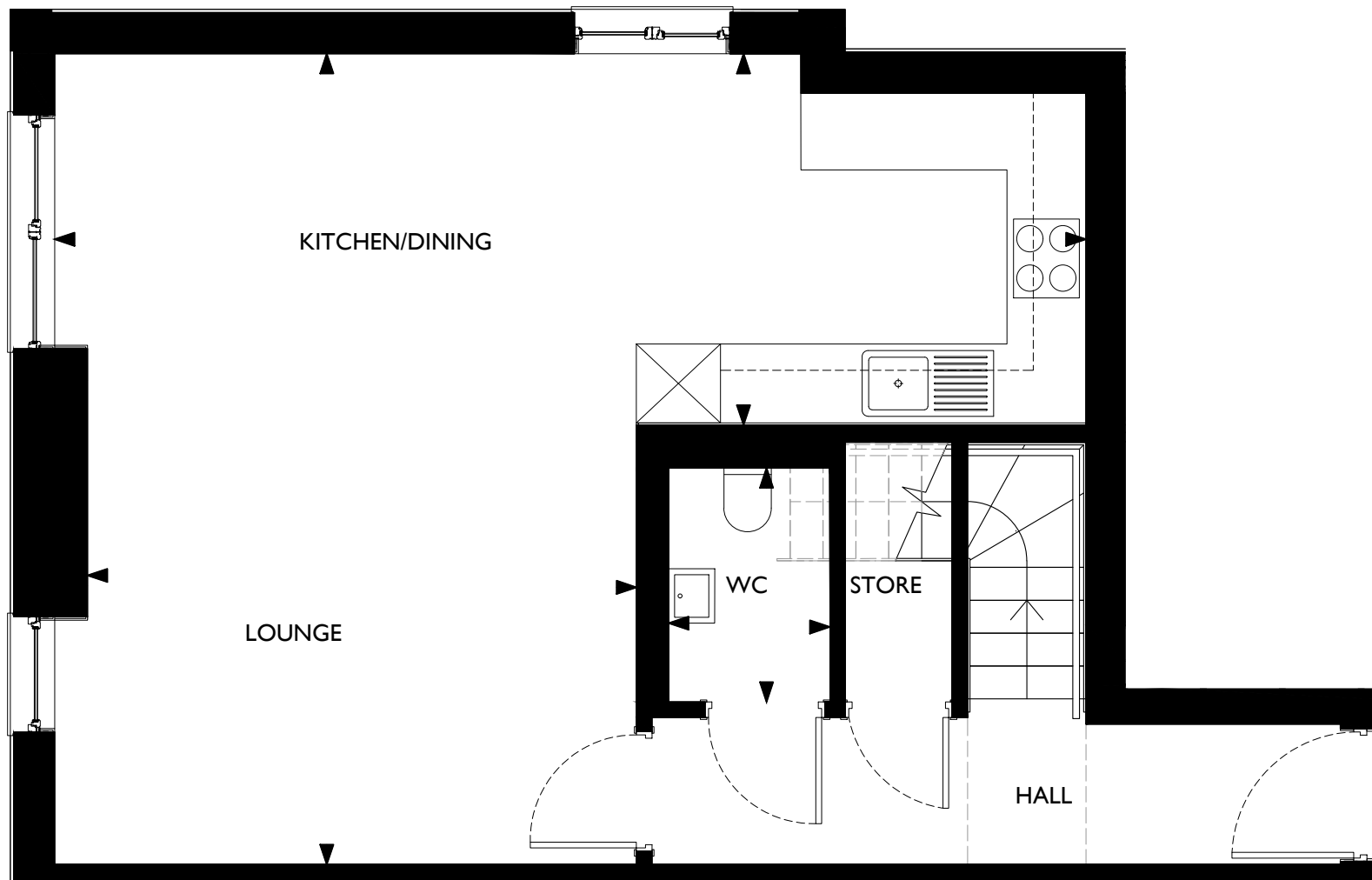


2 BEDROOM DUPLEX

FLAT NUMBER 17



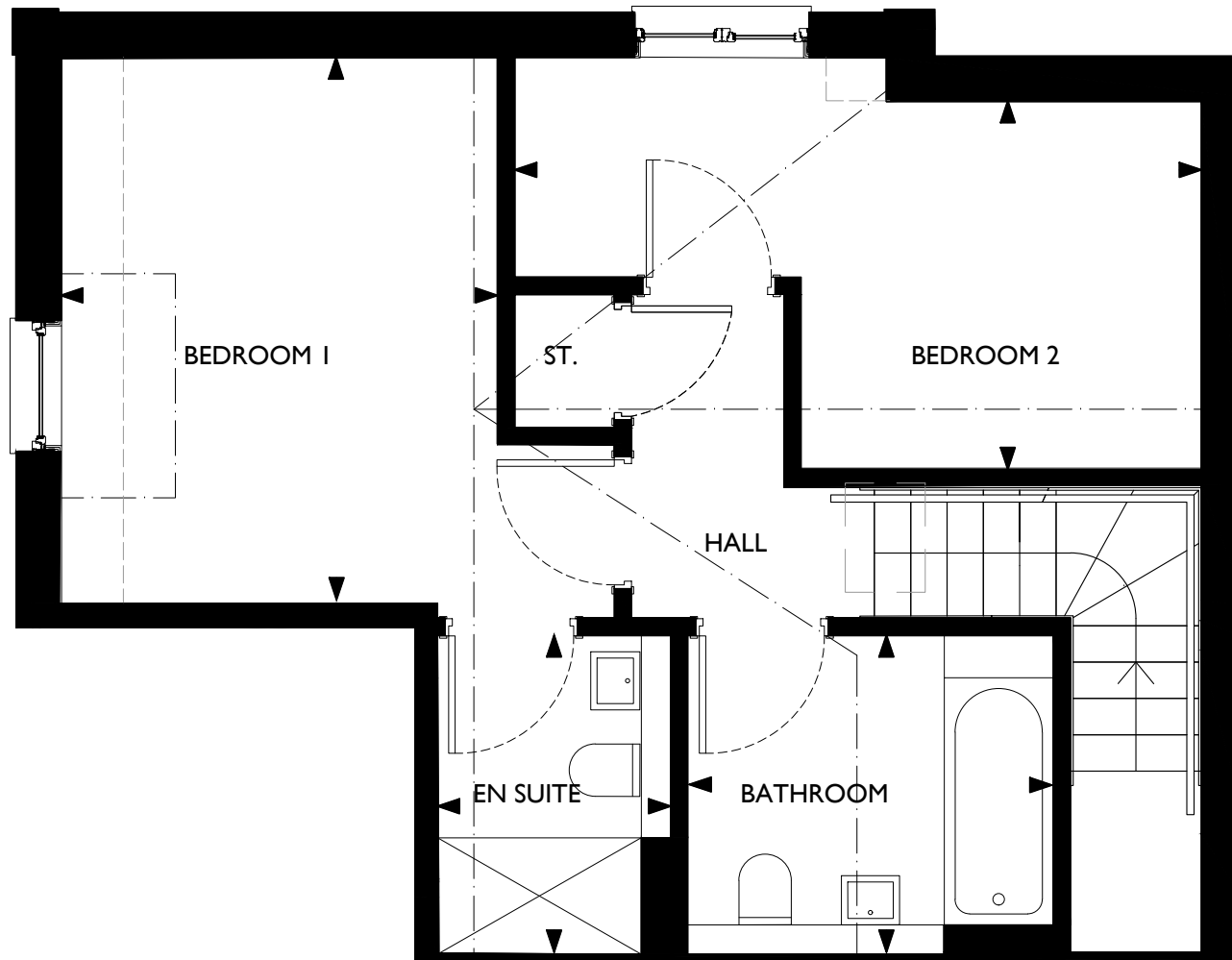
GROUND FLOOR

KITCHEN/DINING	7.84 x 2.82	25'-9" x 9'-3"
LOUNGE	4.17 x 6.17	13'-8" x 20'-3"
WC	1.22 x 1.78	4'-0" x 5'-10"

FIRST FLOOR

BATHROOM	2.49 x 2.18	8'-2" x 7'-2"
BEDROOM 1	3.00 x 3.75	9'-10" x 12'-4"
EN SUITE	1.58 x 2.18	5'-2" x 7'-2"
BEDROOM 2	4.72 x 2.53	15'-6" x 8'-4"

--- COOMBE CEILING



Any alterations to the specifications will be of equal or greater value and Harrison Hunt reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon as describing any of the Specified Matters referred to in the Regulations made under the above Act. As with photographs/illustrations in this brochure is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. All measurements are approximate only and for guidance purposes. Floor plan layouts and specifications are correct at time of print.