

**Ground Floor**  
Approx. 89.6 sq. metres (964.5 sq. feet)

**First Floor**  
Approx. 58.1 sq. metres (625.6 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.  
 This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.  
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