



# *The Clarence*

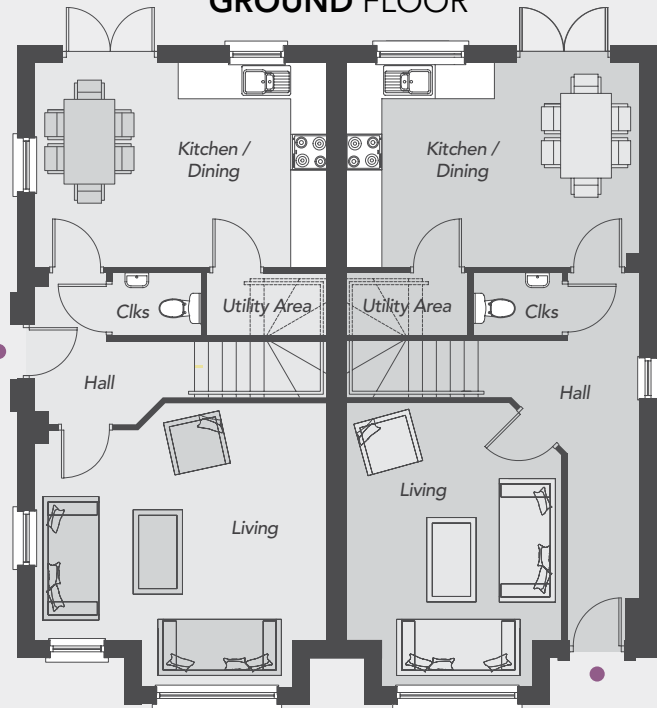
Total Floor Area: Type A 1075 sq ft approx. / Type B 1075 sq ft approx.



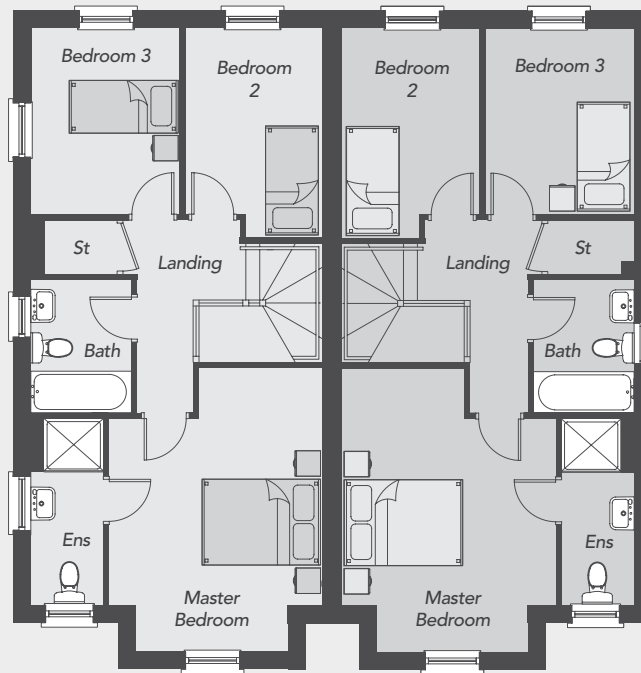
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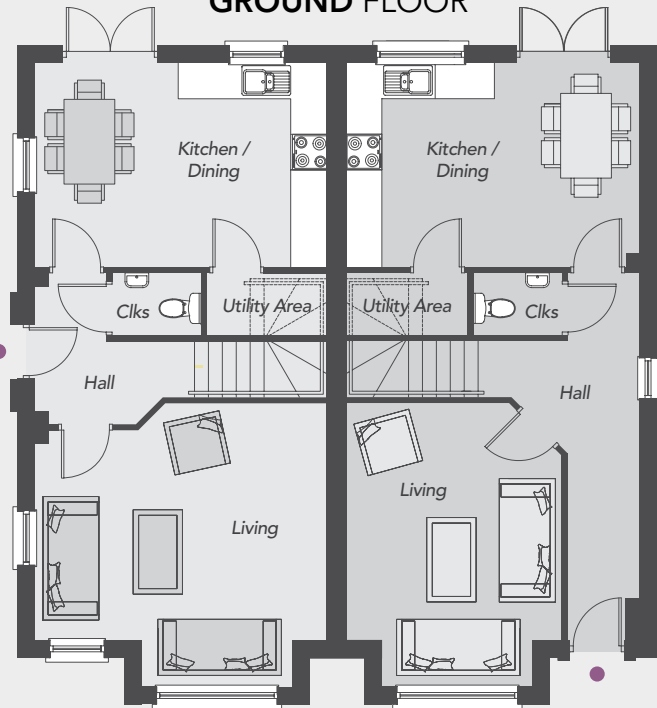
## GROUND FLOOR



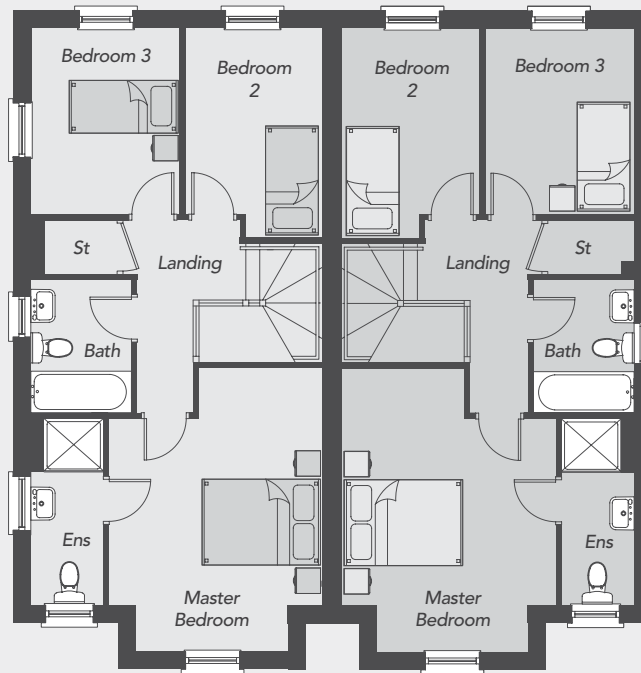
## FIRST FLOOR



## GROUND FLOOR



## FIRST FLOOR



All dimensions are approximate and 3D computer generated images are for illustration purposes only, both of which may be subject to change.

# The Clarence

### GROUND FLOOR - Type A

Entrance Hall	
Living <i>Max, Plus Bay</i>	16'1" x 13'1"
Kitchen/Dining	16'1" x 11'3"
Utility Area	6'7" x 3'5"
Cloakroom	4'11" x 3'5"

### FIRST FLOOR - Type A

Master Bedroom <i>Max</i>	15'8" x 11'9"
Ensuite	10'3" x 4'0"
Bedroom 2 <i>Max</i>	11'7" x 7'6"
Bedroom 3	10'3" x 8'3"
Bathroom	7'4" x 5'6"

**Total Floor Area** 1075 sq ft approx.

### GROUND FLOOR - Type B

Entrance Hall	
Living <i>Max, Plus Bay</i>	13'1" x 11'10"
Kitchen/Dining	16'1" x 11'3"
Utility Area	6'7" x 3'5"
Cloakroom	4'11" x 3'5"

### FIRST FLOOR - Type B

Master Bedroom <i>Max</i>	15'8" x 11'9"
Ensuite	10'3" x 4'0"
Bedroom 2 <i>Max</i>	11'7" x 7'6"
Bedroom 3	10'3" x 8'3"
Bathroom	7'4" x 5'6"

**Total Floor Area** 1075 sq ft approx.