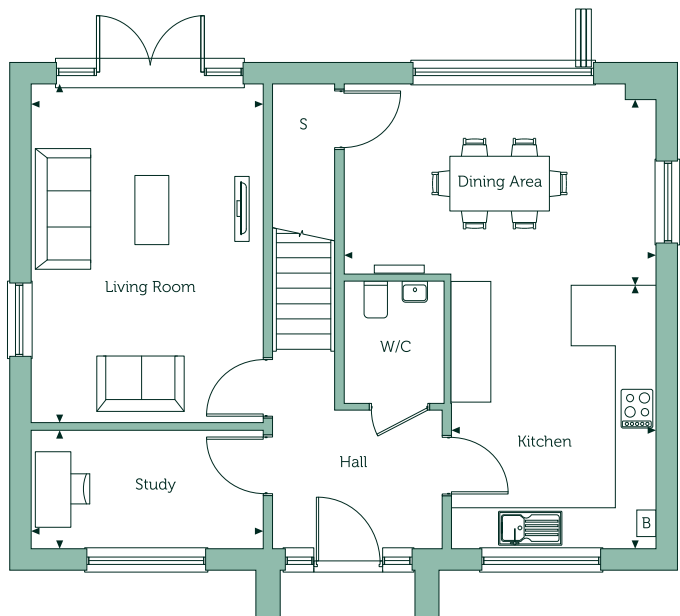


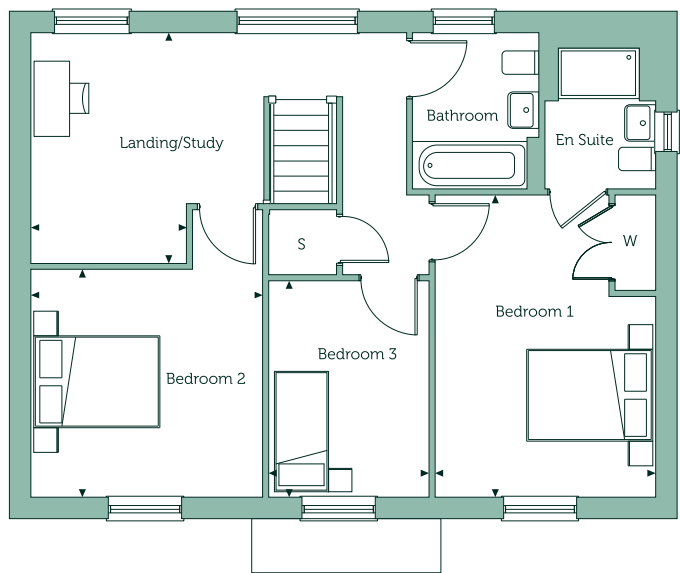
The Lily

Orbit Homes at St James Gate



Ground Floor

Kitchen	
9'11" x 13'2"	3.02m x 4.01m
Dining Area	
15'1" x 9'3"	4.61m x 2.81m
Living Room	
11'3" x 16'5"	3.42m x 5.01m
Study	
11'3" x 5'9"	3.42m x 1.75m



First Floor

Bedroom 1	
10'7" x 14'8"	3.23m x 4.46m
Bedroom 2	
11'3" x 11'0"	3.43m x 3.36m
Bedroom 3	
7'8" x 10'6"	2.33m x 3.19m
Landing/Study	
7'9" x 11'4"	2.35m x 3.46m
Gross internal area	
1367 sq.ft.	127 sq.m.

Key

B Boiler **S** Store Cupboard **W** Built-in Wardrobe

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image overleaf is to be used for guidance only. September 2025. 07206-01.