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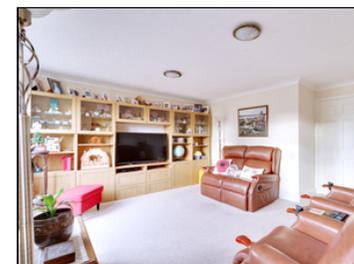
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Upminster Road South, Rainham £200,000

- TWO BEDROOM FIRST FLOOR RETIREMENT FLAT
- FULLY REFURBISHED IN 2015
- RE-FITTED KITCHEN & SHOWER ROOM
- HIGH EFFICIENCY, INDIVIDUAL THERMOSTAT ELECTRIC HEATING
- 24/7 CARE LINE & FULL CORDS
- WELL MAINTAINED GARDENS
- HIGHLY SOUGHT AFTER RETIREMENT HOUSING
- CLOSE TO SHOPS, AMENITIES & STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- EXTREMELY RARE OPPORTUNITY





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs and stairlift to first floor.

Front Entrance

Via hardwood door opening into:

Reception Room

4.63m > 3.78m (15' 2" > 12' 5") x 4.64m (15' 3") Double glazed windows to front, electric radiator, built-in storage cupboard housing water tank, fitted carpet, uPVC framed door to front opening to Juliet balcony.

Hallway

Loft hatch to ceiling, electric radiator, fitted carpet, wall mounted security entrance phone and emergency/security intercom unit, fitted carpet.



Kitchen

2.84m x 1.82m (9' 4" x 6' 0") Double glazed window to side, a range of matching wall and base units, laminate work surface, inset sink and drainer with mixer tap, integrated oven with four ring induction hob, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tiled flooring.



Bedroom One

3.98m x 2.83m (13' 1" x 9' 3") Double glazed windows to rear, electric radiator, fitted wardrobes and over-bed units with inset spotlights, fitted carpet.

Bedroom Two

2.95m x 2.91m (9' 8" x 9' 7") Double glazed windows to rear, electric radiator, fitted wardrobes, fitted carpet.



Shower Room

1.91m x 1.88m (6' 3" x 6' 2") Low level flush WC, hand wash basin, shower cubicle, built-in storage units, electric radiator, tiled walls, tiled flooring.



EXTERIOR

Communal Gardens

To front and rear.