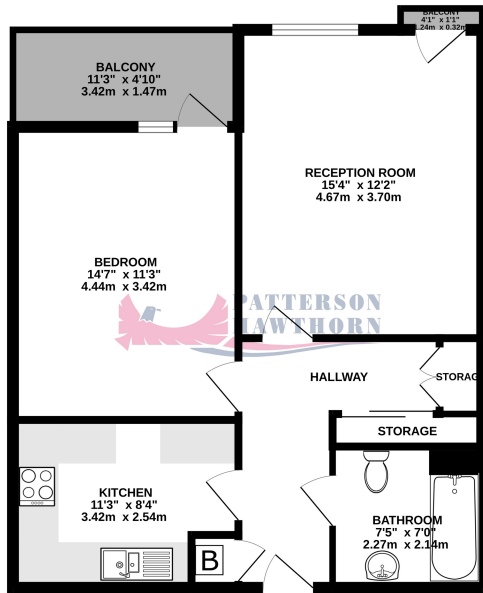


GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Merge 10/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Lower Mardyke Avenue, Rainham £200,000

- ONE BEDROOM SECOND FLOOR FLAT
- 2012 NEW BUILD
- EXCELLENT CONDITION THROUGHOUT
- NEW SAFETY COMPLIANT CLADDING
- 11' BALCONY PLUS JULIET BALCONY
- WELL OVER 100 YEARS REMAINING ON LEASE
- GATED COMMUNAL PARKING
- IMMEDIATE ACCESS TO BEAM PARKLANDS COUNTRY PARK
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, TRAIN STATIONS & MAJOR ROADS



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Communal Entrance

Via security video phone, stairs or lift to second floor.

Front Entrance

Via hardwood door opening into:

Hallway

Three built-in storage cupboards, one housing boiler, radiator, fitted carpet.

Reception Room

4.67m x 3.7m (15' 4" x 12' 2") Double glazed windows to front, radiator, fitted carpet, uPVC framed door to front opening to Juliet balcony.



Bedroom

4.44m x 3.41m (14' 7" x 11' 2") Double glazed windows and uPVC framed door to front opening to balcony, radiator, fitted carpet.



Bathroom

2.27m x 2.13m (7' 5" x 7' 0") Low level flush WC, hand wash basin with tiled splash back, panelled bath, shower, radiator, part tiled walls, vinyl flooring.



Kitchen

3.37m x 2.51m (11' 1" x 8' 3") A range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, vinyl flooring.

EXTERIOR

Front and Rear Exterior

Communal parking to front and gated car park with fob entry.

