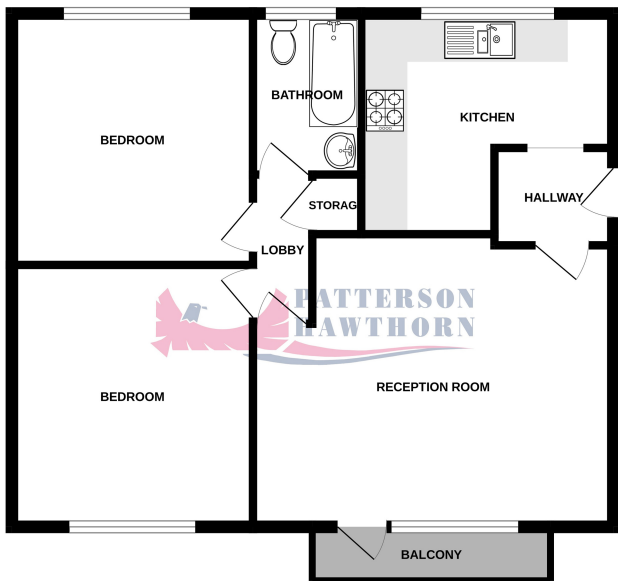


GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA - 679 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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.



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Rainham@pattersonhawthorn.co.uk



Stirling Close, Rainham

£235,000

- TWO DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- 17' x 13' RECEPTION ROOM WITH BALCONY
- ONLY SIX FLATS IN BLOCK
- POPULAR RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.8 MILES TO RAINHAM C2C STATION (APPROX)
- COMMUNAL GARDENS & PARKING
- EASY ACCESS TO BUSES, A13 & M25



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

FIRST FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Base level storage cupboard housing metres and fuse box, laminate flooring.

Reception Room

5.18m x 4m (17' 0" x 13' 1"). Double glazed windows to front, single double glazed door to front opening to balcony, feature fireplace, laminate flooring.

Kitchen/Diner (L-shaped)

3.46m x 3.27m (11' 4" x 10' 9") (max). Double glazed windows to rear, 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, four ring gas hob, extractor hood, space & plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, laminate flooring.



Rear Hallway

2.17m x 0.84m (7' 1" x 2' 9"). Built-in storage cupboard housing water tank, laminate flooring.

Bedroom One

3.72m x 3.42m (12' 2" x 11' 3"). Double glazed windows to front, fitted carpet.

Bedroom Two

3.6m x 3.42m (11' 10" x 11' 3"). Double double glazed windows to rear, fitted carpet.

Bathroom

2.31m x 1.57m (7' 7" x 5' 2"). Double glazed windows to rear, panel bath with shower attachment, low-level flush WC, hand-wash basin, tiled walls, laminate flooring

EXTERIOR

Front Exterior

Communal Gardens & parking.

