



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hergoapp ©2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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



Rainham Road, Rainham

£200,000

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- ONLY FIVE FLATS IN THE BLOCK
- VENDOR EXTENDING LEASE TO OVER 150 YEARS
- 60' PRIVATE COMMUNAL GARDEN
- RESIDENTS PARKING
- 16' RECEPTION ROOM
- RE-FITTED KITCHEN



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



GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to first floor.

Front Entrance

Via hardwood door, opening into:

Entrance Hall

Loft hatch to ceiling, built-in storage cupboard housing water tank, fitted carpet.

Reception Room

5m x 3.18m (16' 5" x 10' 5"). Double glazed windows to front, fitted carpet.



Kitchen

2.94m x 2.8m (9' 8" x 9' 2"). Double glazed windows to front, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, vinyl flooring.

Bedroom

3.41m x 3.37m (11' 2" x 11' 1"). Double glazed windows to rear, fitted carpet.

Bathroom

2.3m x 1.6m (7' 7" x 5' 3"). Opaque windows to rear, low-level flush WC, tiled bath, shower, hand wash basin, part tiled walls, laminate flooring.

EXTERIOR

Communal Rear Garden

Approximately 60'. Immediate patio, remainder laid to lawn with various bush and plant borders, access to front via timber gate.

Front Exterior

Residents parking.