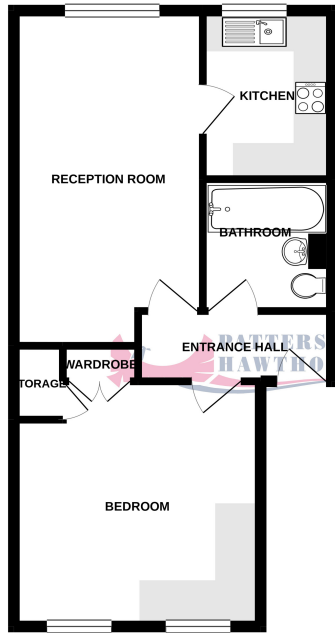


GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, windows, doors 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 Metropix (2021)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 73 |
| (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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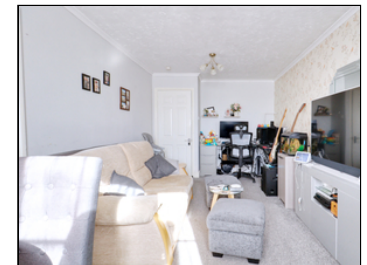
Rainham@pattersonhawthorn.co.uk



Bernice Close, Rainham

Guide Price £200,000

- ONE BEDROOM FIRST FLOOR FLAT
- 990 YEARS REMAINING ON LEASE
- 14' DOUBLE BEDROOM
- RE-FITTED KITCHEN & BATHROOM
- LARGE LOFT SPACE FORMERLY USED AS GYM
- ONLY FOUR FLATS IN BLOCK
- ALLOCATED PARKING
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25



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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 with integral step ladder leading to fully boarded loft with lighting, electric heater, Parquet effect vinyl flooring.

Bedroom

4.36m x 3.79m (14' 4" x 12' 5") > 3.81m (12' 6") Double glazed windows to front, electric heater, fitted wardrobes, fitted carpet.

Bathroom

1.95m x 1.95m (6' 5" x 6' 5") P-shaped panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.



Reception Room

5.21m x 2.93m (17' 1" x 9' 7") Double glazed windows to rear, electric heater, electric fireplace, fitted carpet.

Kitchen

2.62m x 2.0m (8' 7" x 6' 7") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, tile effect vinyl flooring.



EXTERIOR

One allocated parking space plus one visitor parking space.

