





Cherry Tree Lane, Rainham

£175,000

- ONE BEDROOM
- REFURBISHED & MAINTAINED TO A HIGH STANDARD
- GROUND FLOOR FLAT
- HEALTHY LEASE LENGTH
- AMPLE COMMUNAL PARKING
- CLOSE TO AMENITIES
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	77
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	79	82
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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GROUND FLOOR

Communal Entrance

Via security phone entry system into:

Front Entrance

Via hardwood door into:

Hallway

Inset spotlights to ceiling, two built in storage cupboards, radiator, wood grain effect tiled flooring.

Bathroom

1.91m x 1.04m (6' 3" x 3' 5") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, hand wash basin with waterfall chrome mixer tap and a tiled surface, rainfall shower cubicle, chrome hand towel radiator, tiled walls, wood grain effect tiled flooring.



Kitchen

2.05m x 1.89m (6' 9" x 6' 2") Double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset butler style sink and drainer with chrome mixer tap, space for double cooker, four ringed gas hob, extractor hood, space for free standing fridge freezer, integrated washing machine, laminate splash backs, wood grain effect tiled flooring.

Lounge / Diner

3.61m x 3.39m (11' 10" x 11' 1") Inset spotlights to ceiling, double glazed windows to front, storage cupboard housing electric smart meter, radiator, wood grain effect laminate flooring.

Bedroom

3.38m x 2.94m (11' 1" x 9' 8") Inset spotlights to ceiling, double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

EXTERIOR

Rear Exterior

Communal parking and a brick built shed to rear of property.