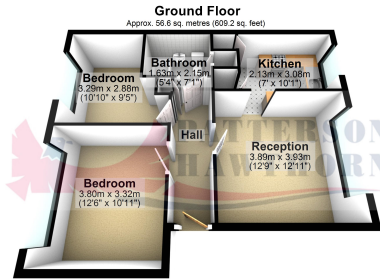



Total area: approx. 56.6 sq. metres (609.2 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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	

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Woodside Close, Rainham

£250,000

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- EXCELLENT CONDITION & IMMACULATLY PRESENTED
- EXTENDED LEASE WITH 92 YEARS REMAINING
- ALLOCATED PARKING
- PRIVATE, WELL MAINTAINED COMMUNAL GARDEN
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- APPROX 1 MILE TO RAINHAM C&C STATION



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GROUND FLOOR

Communal Front Entrance

Communal entrance hall to:

Front Entrance

Via hardwood door with reinforced glass panel opening into:

Entrance Hall

Feature timber panelling to walls, radiator, built in storage cupboard, fitted carpet.

Reception Room

3.95m x 3.9m (13' 0" x 12' 10") Double glazed windows to front, radiator, fitted carpet.



Kitchen

3.09m x 2.13m (10' 2" x 7' 0") Spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, marble effect laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, two built-in storage cupboards, one with space for freestanding fridge freezer, laminate flooring.

Bedroom One

3.8m x 3.34m (12' 6" x 10' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.29m x 2.73m (10' 10" x 8' 11") > 2.38m (7' 10") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.99m x 1.7m (6' 6" x 5' 7") Built-in storage cupboard, low-level flush WC, panelled bath, shower, hand wash basin, tiled walls, vinyl flooring.

EXTERIOR

One allocated parking space to front and communal gardens to rear.