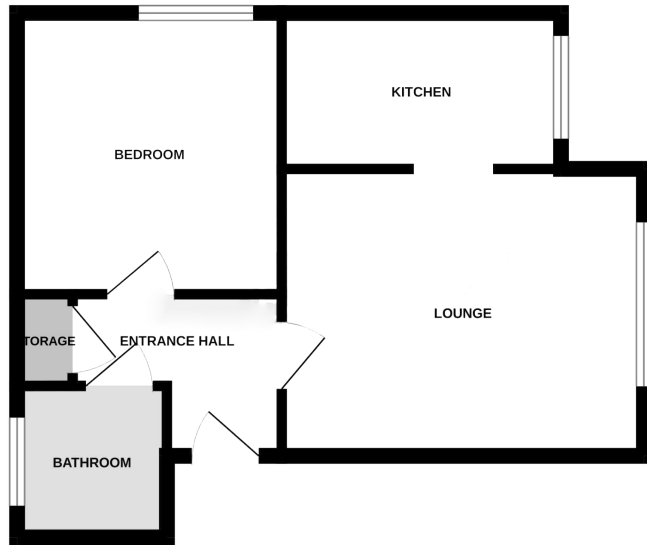


GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## Wymark Close, Rainham

### £200,000

- ONE BEDROOM SECOND (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 103 YEARS REMAINING ON LEASE
- LARGE BOARDED LOFT SPACE
- LARGE COMMUNAL GARDEN
- HIGHLY SOUGHT AFTER DEVELOPMENT
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- EPC RATING C & COUNCIL TAX BAND B



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to second (top) floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Storage cupboard housing boiler, radiator, laminate flooring, access to accommodation.

### **Reception Room**

4.11m x 3.24m (13' 6" x 10' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.



### **Kitchen**

3.16m x 1.8m (10' 4" x 5' 11") Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, tiled flooring.



### **Bedroom**

3.31m x 3.2m (10' 10" x 10' 6") > 3.03m x 3.21m (9' 11" x 10' 6") Double glazed windows to rear and side, inset spotlights to ceiling, radiator, laminate flooring.



### **Bathroom**

1.91m x 1.84m (6' 3" x 6' 0") Spotlights to ceiling, obscure double glazed windows to rear, tiled bath, shower, low level flush WC, hand wash basin, radiator, fixed mirror with mosaic tiled border, vinyl flooring.

## **EXTERIOR**

### **Rear Exterior**

Communal garden.

### **Front Exterior**

Communal Parking.

