





Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B	83	84
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

New Road, Rainham

£200,000

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE
- COMMUNAL GARDENS & PARKING
- CLOSE TO A13 & M25
- WITHIN A MILE TO STATION
- NO ONWARD CHAIN



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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door into:

Hallway

One double built in storage cupboard, one single built in storage cupboard, radiator to side, wood grain effect laminate flooring.

Bedroom One

4.16m x 3.41m (13' 8" x 11' 2") Double glazed windows to side, radiator to side, fitted carpet.



Bathroom

1.95m x 1.95m (6' 5" x 6' 5") Low level flush WC, panelled bath with shower attachment, hand wash basin with chrome mixer tap, radiator to side, tiled splash backs, wood grain effect laminate flooring.

Bedroom Two

3.1m x 3.1m (10' 2" x 10' 2") Double glazed window to rear, radiator to rear, fitted carpet.

Open Plan Kitchen / Lounge / Diner

5.45m x 5.06m (17' 11" x 16' 7") > 3.97m (13' 0") Double glazed windows to rear, double glazed French doors to rear opening to communal garden, kitchen area has a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for free standing fridge freezer, integrated oven, four ringed gas hob, extractor hood, radiator to side and rear, tiled splash backs, wood grain effect laminate flooring.

