



14 QUEENS GARDENS, RAINHAM

Whilst every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance 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 availability or efficiency can be given.  
Made with AutoCAD 2012



01708 500 000

Rainham@pattersonhawthorn.co.uk



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	75	79
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Queens Gardens, Rainham**  
**£185,000**

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- 15' RECEPTION ROOM
- LARGE COMMUNAL GARDENS TO REAR
- PRIVATE BRICK STORAGE SHED
- COMMUNAL BALCONY/ WASH DRYING AREA
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY



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.

See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to first floor.

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Built-in storage cupboard housing gas and electricity metres and fuse box, fitted carpet, security entry phone.

### **Reception Room**

4.69m x 3.65m (15' 5" x 12' 0") Double glazed windows to rear, storage heater, fitted carpet.

### **Bedroom**

3.95m x 3.18m (13' 0" x 10' 5") Double glazed windows to front, storage heater, fitted carpet.



### **Kitchen**

3.28m x 2.28m (10' 9" x 7' 6") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for cooker, washing machine, space for freestanding fridge freezer, space for further appliances, breakfast bar area, built-in storage cupboard, vinyl tiled flooring.

### **Bathroom**

2.1m x 1.55m (6' 11" x 5' 1") Opaque double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin, tiled splash backs, vinyl flooring.

## **EXTERIOR**

### **Rear Exterior**

Communal garden, brick shed.

### **Front Exterior**

Communal Front Garden.