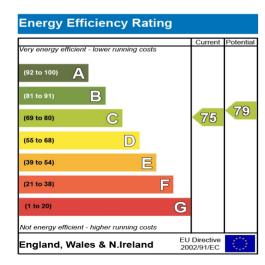


#### 14 QUEENS GARDENS, RAINHAM

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# 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





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# **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.