



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	80	83
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B	84	87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Red Shank House, Rainham

£100,000

- TWO DOUBLE BEDROOMS
- 50% SHARED OWNERSHIP
- FIRST FLOOR FLAT
- JULIETTE BALCONY
- SITUATED NEXT TO RAINHAM STATION
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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Kitchen

12' x 3' 11" (3.65m x 1.19m) Range of matching wall and base units with laminated rolled edge work surfaces, one and a half bowl sink and drainer with chrome mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, tiled splash back areas, wood grain effect vinyl flooring, radiator.

Bathroom

Comprising of panelled bath with shower attachment, low level close coupled w.c., hand wash basin within base units, radiator, tiled splash backs, tile effect vinyl flooring.



FIRST FLOOR

Entrance

Via composite door into:

Hallway

Radiator, built in storage cupboard housing boiler, wood grain effect laminated flooring.

Bedroom One

11' 6" x 10' 5" > 8' (3.50m x 3.18m > 2.43m) Double glazed windows to rear aspect, radiator, fitted carpet.

Bedroom Two

10' 5" x 7' 6" (3.17m x 2.29m) Double glazed windows to rear aspect, radiator, fitted carpet.

Lounge/Diner

20' 9" x 11' 8" (6.33m x 3.56m) Double glazed windows to rear aspect, French doors to rear aspect opening to Juliette balcony, two radiators, double glazed window to side aspect, fitted carpet.