

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, 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>		
(55-68) <b>D</b>	58	58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

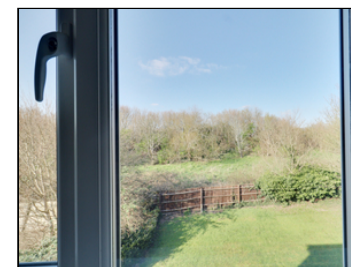
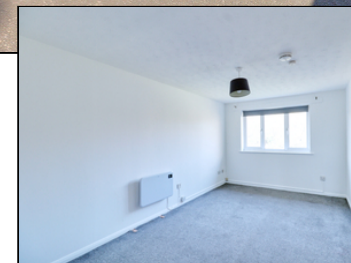
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## Stirling Close, Rainham

£168,000

- ONE BEDROOM SECOND (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- EXTENDED LEASE WITH 152 YEARS REMAINING
- RECENTLY DECORATED & GOOD CONDITION
- UNOVERLOOKED TO REAR
- PRIVATE COMMUNAL GARDENS
- RESIDENTS PARKING
- SOUGHT AFTER RAINHAM VILLAGE LOCATION







## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to second floor.

### **Front Entrance**

Hardwood door opening into:

### **Entrance Hall**

Loft hatch to ceiling, wall mounted security entrance phone, fuse box, laminate flooring.

### **Reception Room**

4.67m x 2.92m (15' 4" x 9' 7") Double glazed windows to rear, electric heater, fitted carpet.



### **Kitchen**

3.1m x 2.0m (10' 2" x 6' 7") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for appliance, integrated oven, four ring electric hob, extractor hood, space for freestanding fridge freezer, two built-in storage cupboards, tiled splashbacks, vinyl flooring.

### **Bedroom**

3.82m x 2.95m (12' 6" x 9' 8") > 2.69m (8' 10") Double glazed windows to front, storage heater, fitted carpet.

### **Bathroom**

1.97m x 1.65m (6' 6" x 5' 5") Panelled bath, shower, low level flush WC, hand wash basin, heated towel rail, part uPVC panelled walls, vinyl tiled flooring.

## **EXTERIOR**

**Communal Gardens & Residents parking**