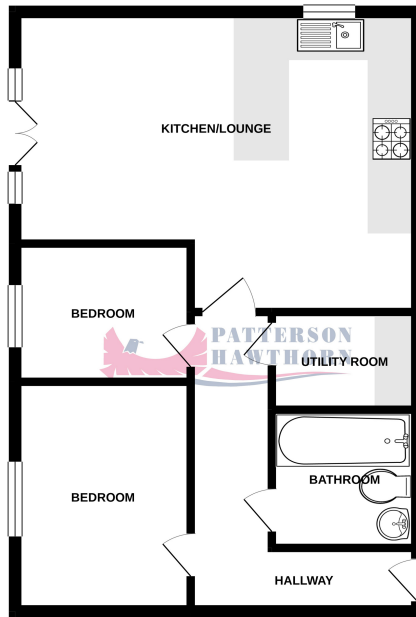
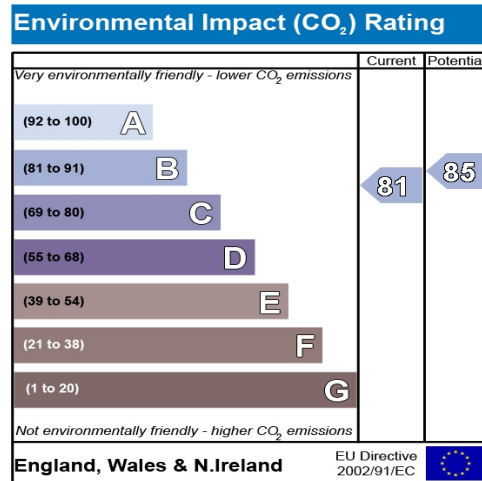
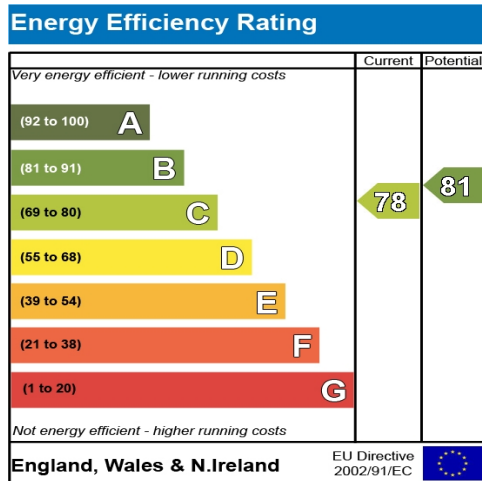


GROUND FLOOR
532 sq. ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq. ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 the Hawthorn 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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Guide Price £260,000

- TWO BEDROOMS
- SECOND FLOOR FLAT
- REFURBISHED & MAINTAINED TO AN EXCEPTIONAL STANDARD
- OVERLOOKING RAINHAM C2C STATION
- MODERN OPEN PLAN LIVING
- UTILITY ROOM
- JULIETTE BALCONY
- ALLOCATED PARKING



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs and lift to Second floor.

Front Entrance

via hardwood door into:

Hallway

Inset spotlights to ceiling, radiator, woodgrain effect laminate flooring.

Utility Room

1.95m x 1.26m (6' 5" x 4' 2") Inset spotlights to ceiling. two wall units, laminate work surface, space and plumbing for washing machine, space for tumble dryer, wood grain effect laminate flooring.

Bedroom One

3.4m x 2.61m (11' 2" x 8' 7") Inset spotlights to ceiling, double glaze windows to front, radiator, fitted carpet.



Bedroom Two

2.62m x 2.46m (8' 7" x 8' 1") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

1.93m x 1.92m (6' 4" x 6' 4") Inset spotlights to ceiling, low-level flush WC, hand wash basin inset within base units, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

Kitchen / Lounge / Diner

5.73m x 5.04m (18' 10" x 16' 6") Inset spotlights to ceiling, double glazed windows to front and side, kitchen area; range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated oven, four ringed gas hob, extractor hood, Integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, radiator, wood grain effect laminate flooring, living area; radiator, uPVC framed double doors opening to Juliet balcony, wood grain effect laminate flooring.

EXTERIOR

Front Exterior

One allocated parking space.