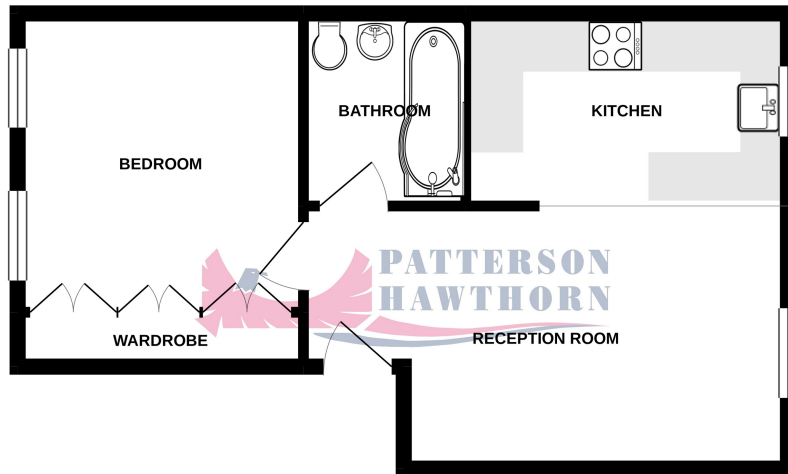


GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq ft. (38.8 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 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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Ferro Road, Rainham

£195,000

- ONE DOUBLE BEDROOM FIRST FLOOR FLAT
- SHOW HOME CONDITION
- REFURBISHED & MAINTAINED TO AN EXCEPTIONAL STANDARD
- RE-FITTED KITCHEN WITH GRANITE WORK SURFACES
- LOFT STORAGE SPACE
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- ALLOCATED PARKING
- 0.3 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to:

FIRST FLOOR

Front Entrance

Via hardwood door, opening into:

Reception Room

5.52m x 3.13m (18' 1" x 10' 3"). Inset spotlights to ceiling, loft hatch to ceiling with integral step ladder leading to part boarded loft, double glazed windows to rear, electric heater, fitted carpet.



Kitchen

3.08m x 1.81m (10' 1" x 5' 11"). Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, granite work surfaces, inset sink with granite drainer and chrome mixer tap, integrated oven, four ring induction hob, extractor hood, integrated fridge, integrated freezer, integrated washing/dryer machine, granite splash backs, breakfast bar area, tile effect luxury vinyl flooring.



Bedroom

3.87m x 3.19m (12' 8" x 10' 6"). Double glazed windows to front, electric heater, fitted wardrobes, fitted carpet.



Bathroom

2.15m x 1.79m (7' 1" x 5' 10"). P-shaped paneled bath, shower, hand wash basin, low-level flush WC, chrome hand-towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Front & Rear

Communal gardens front and rear, one allocated parking space to rear plus one visitors parking space.

