

TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		77
(55-68) <b>D</b>	62	
(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	

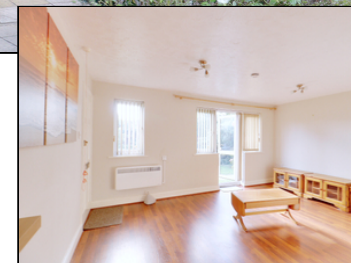
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## Upminster Road South, Rainham

### £220,000

- TWO BEDROOM GROUND FLOOR RETIREMENT FLAT
- NO ONWARD CHAIN
- GOOD CONDITION & MODERN THROUGHOUT
- 24/7 CARE LINE & PULL CORDS
- 15' x 14' (max) RECEPTION ROOM OPENING TO COMMUNAL GARDEN
- BESPOKE BUILT FITTED WARDROBES TO BEDROOM ONE
- VERY WELL MAINTAINED COMMUNAL GARDENS & ALLOCATED PARKING
- HIGHLY SOUGHT AFTER RETIREMENT HOUSING







## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, communal hallway to:

### **Front Entrance**

Via hardwood door opening into:

### **Reception Room**

4.55m > 3.74m x 4.64m (14' 11" > 12' 3" x 15' 3"). Double glazed windows to front, electric heater, laminate flooring, built-in storage cupboard, uPVC framed double glazed single door to front opening to communal garden.

### **Hallway**

Wall mounted security entrance phone and emergency / security intercom unit, electric heater, laminate flooring.



### **Kitchen**

2.84m x 1.86m (9' 4" x 6' 1"). Double glazed window to side, a range of matching wall base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, vinyl flooring.



### **Bedroom One**

3.98m x 2.86m (into fitted wardrobe) (13' 1" x 9' 5"). Double glazed windows to rear, electric heater, fitted wardrobes and ceiling level wall units, fitted carpet.



### **Bedroom Two**

2.99m x 2.95m (9' 10" x 9' 8"). Double glazed windows to rear, electric heater, laminate flooring,

### **Shower Room**

1.97m x 1.9m (6' 6" x 6' 3"). Low-level flush WC, hand wash basin, mobility shower cubicle, part tiled walls, vinyl flooring.



## **EXTERIOR**

### **Front Exterior**

Communal gardens and allocated parking.