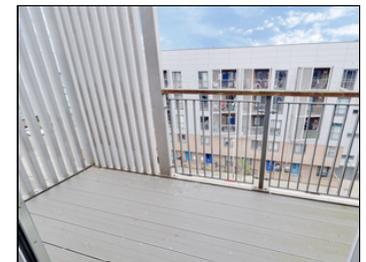


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Lower Mardyke Avenue, Rainham

£230,000

- ONE BEDROOM FOURTH (TOP) FLOOR FLAT
- NO ONWARD CHAIN
- 115 YEARS REMAINING ON LEASE
- 14' x 12' DOUBLE BEDROOM WITH JULIET BALCONY
- 12' BALCONY TO RECEPTION ROOM
- RECENTLY REDECORATED & NEW CARPETS
- LARGE HALLWAY GIVING POTENTIAL OFFICE/STUDY AREA





GROUND FLOOR

Communal Entrance

Via security video phone entry system, stairs and lift to fourth (top) floor.

Front Entrance

Via hardwood security door opening into:

Entrance Hall

5.0m x 4.83m (16' 5" x 15' 10") (Max) Spotlight bars to ceiling, radiator, fitted carpet, two single built-in storage cupboards (one housing boiler), one double built-in storage cupboard, fitted carpet.

Reception Room

4.29m x 3.79m (14' 1" x 12' 5") Double glazed windows to side and front, radiator, wall mounted video security entry phone, fitted carpet, uPVC framed door to front opening into:



Balcony

3.81m x 1.45m (12' 6" x 4' 9").

Bedroom

4.41m x 3.74m (14' 6" x 12' 3") Double glazed windows to front, radiator, fitted carpet, uPVC framed door to front opening to Juliet balcony.



Kitchen

2.99m x 2.9m (9' 10" x 9' 6") Spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for double cooker, space and plumbing washing machine, space for freestanding fridge freezer, tiled splash backs, vinyl flooring.



Bathroom

2.7m x 2.51m (8' 10" x 8' 3") Obscure double glazed window to side, P-shaped panelled bath, shower, low level flush WC, hand wash basin set on a range of base units under a laminate surface, chrome hand towel radiator, part tiled walls, radiator, vinyl flooring.

