


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>	<b>77</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

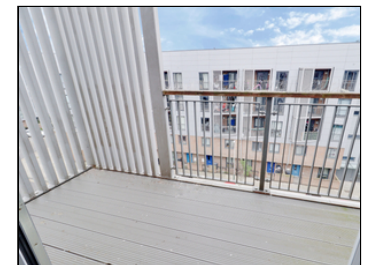
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## Lower Mardyke Avenue, Rainham

**£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.

