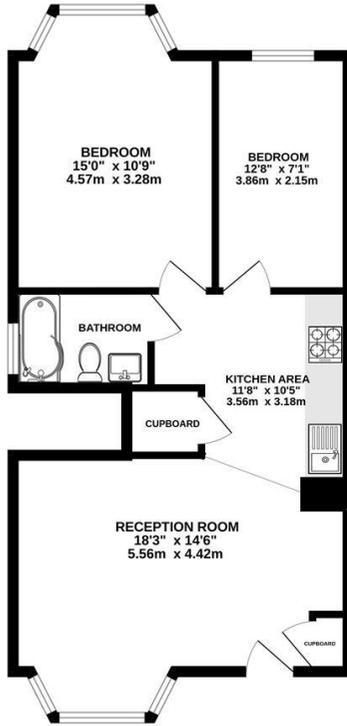


GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 spaces, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix v2022

### 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>	80	80
(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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## Cherry Tree Lane, Rainham

£300,000

- TWO BEDROOM GROUND FLOOR FLAT
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- 111 YEARS REMAINING ON LEASE
- PRIVATE FRONT ENTRANCE & PRIVATE FRONT DRIVEWAY
- ADDITIONAL ALLOCATED PARKING TO REAR
- QUALITY HIGH GLOSS LAMINATE FLOORING
- BAY WINDOWS FRONT & REAR
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- EPC RATING C & COUNCIL TAX BAND C



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Reception Room**

5.57m x 4.43m (into bay) (18' 3" x 14' 6"). Double glazed bay windows to front, radiator, high gloss laminate flooring, feature acoustic panelled wall, built in storage cupboard housing boiler.

### **Kitchen**

3.58m x 3.2m (11' 9" x 10' 6") > 2.41m (7' 11") Inset spotlights to ceiling, a range of matching wall and base units, laminate worksurface, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated washing machine, integrated fridge, integrated freezer, tiled splashbacks, built-in storage cupboard, high gloss laminate flooring.



### **Bedroom One**

4.59m x 3.29m (15' 1" x 10' 10")  
Double glazed bay windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.85m x 2.16m (12' 8" x 7' 1")  
Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

2.23m x 1.58m (7' 4" x 5' 2")  
Obscure double glazed windows to side, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin, black hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Exterior**

One allocated parking space.

### **Front Exterior**

Paved driveway to front giving off street parking.

