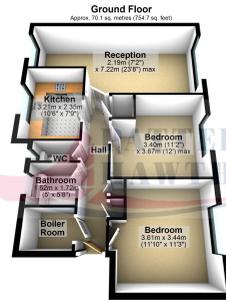


Total area: approx. 70.1 sq. metres (754.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

Ongar Way, Rainham

£230,000

- TWO DOUBLE BEDROOM SECOND (TOP) FLOOR FLAT
- GOOD CONDITION THROUGHOUT
- 120 YEARS REMAINING ON LEASE
- 23' RECEPTION ROOM
- 11' x 12' BEDROOM ONE & 11' x 11' BEDROOM TWO
- FOUR BUILT-IN STORAGE CUPBOARDS
- GAS CENTRAL HEATING
- SEPARATE WC & BATHROOM
- EPC RATING D & COUNCIL TAX BAND B





GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

Front Entrance

Via hardwood via door opening into.

Entrance Hall

Four built-in storage cupboards (one housing boiler), radiator, fitted carpet, access to accommodation.

Reception Room

7.22m x 2.19m (23' 8" x 7' 2") Double glazed windows to front and rear, two radiators, fitted carpet.

Bedroom One

3.67m x 3.40m (12' 0" x 11' 2") Double glazed windows to front, radiator, fitted carpet.



Bedroom Two

3.61m x 3.44m (11' 10" x 11' 3") Double glazed windows to front, radiator, fitted carpet.

Kitchen

3.21m x 2.35m (10' 6" x 7' 9") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, vinyl tiled flooring.



Bathroom

1.72m x 1.52m (5' 8" x 5' 0") Obscure double glazed windows to rear, panelled bath, shower, hand wash basin with tiled splashback, part tiled walls, vinyl tiled flooring.



Separate WC

Double glazed windows to rear, low-level flush WC, tiled window sill, vinyl tiled flooring.

EXTERIOR

Communal garden and parking to front.

