



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(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	

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Ongar Way, Rainham

£250,000

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- EXCELLENT CONDITION THROUGHOUT
- 114 YEARS REMAINING ON LEASE
- 23' RECEPTION ROOM
- 10' x 7' MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE BUILT-IN STORAGE CUPBOARDS
- UTILITY ROOM
- COMMUNAL PARKING



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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Three built in storage cupboards, radiator, laminate flooring.

Utility Room

1.72m x 1.34m (5' 8" x 4' 5") Storage cupboard, boiler, space for tumble dryer, laminate flooring.

Bedroom One

3.6m x 3.48m (11' 10" x 11' 5") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.48m x 3.39m (11' 5" x 11' 1") Double glazed windows to rear, radiator, fitted carpet.



Bathroom

1.7m x 1.54m (5' 7" x 5' 1") Obscure double glazed windows to front, panelled bath, corner hand wash basin set on base units, radiator, part tiled walls tiled flooring.

Separate WC

1.7m x 0.78m (5' 7" x 2' 7") Obscured double glazed windows to front, low level flush WC, tiled flooring.

Kitchen

3.23m x 2.37m (10' 7" x 7' 9") Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, part tiled walls, vinyl flooring.

Reception Room

7.28m (Max) x 3.49m (23' 11" x 11' 5") Double glazed windows to front and rear, two radiators, laminate flooring.

EXTERIOR

Communal gardens and communal parking to front.