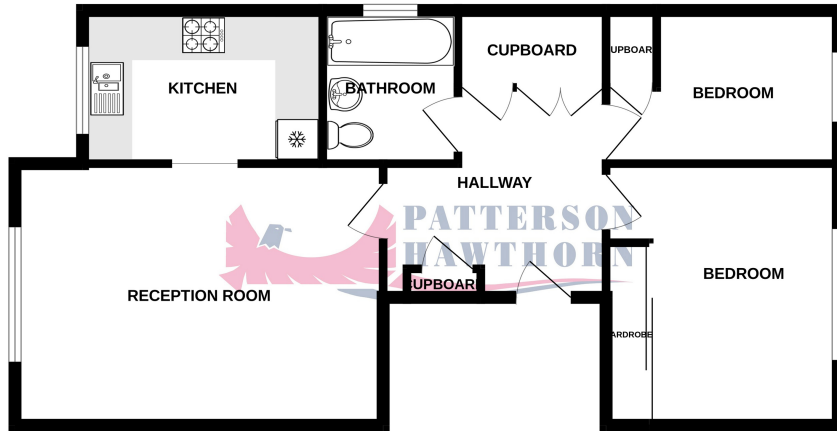


GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	76
(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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Gerard Gardens, Rainham

Guide Price £250,000

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- ONLY FOUR FLATS IN BLOCK
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- EASY ACCESS TO STATION & BUSES
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GROUND FLOOR

Communal Entrance

Via communal door, stairs to first floor.

Front Entrance

Via hardwood door opening into:

Hallway

Loft hatch to ceiling leading to boarded loft and two single storage cupboards and one double storage cupboard, fitted carpet.

Reception Room

5.13m x 3.64m (16' 10" x 11' 11") Double glazed windows to rear, radiator, fitted carpet.



Kitchen

3.35m x 2.16m (11' 0" x 7' 1")
Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl sink and drainer, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, tiled splash backs, tiled flooring.



Bedroom One

3.64m x 3.24m (11' 11" x 10' 8")
Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.24m x 2.17m (10' 8" x 7' 1")
Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.



Bathroom

2.15m x 1.89m (7' 1" x 6' 2")
Double glazed windows to side, low level flush WC, hand wash basin, panelled bath, shower, radiator, part tiled walls, laminate flooring.

EXTERIOR

Rear Exterior

Communal gardens.

Front Exterior

One allocated parking space.

