



TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	88	88
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A	93	93
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Redberry Court, Rainham

Offers in Excess of £250,000

- TWO BEDROOMS
- GROUND FLOOR FLAT.
- EXCELLENT CONDITION.
- UTILITY ROOM
- PRIVATE FRONT GARDEN
- COMMUNAL REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO AMENITIES



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GROUND FLOOR

Communal Entrance

Via security phone entry system.

Front Entrance

Via hardwood door into:

Hallway

Fitted carpet.

Utility Room

Double storage cupboard housing boiler, space and plumbing for washing machine.

Bedroom One

14' 10" x 9' 1" (4.53m x 2.78m) Double glazed windows to front, radiator to front, fitted wardrobe, fitted carpet.

Bedroom Two

9' 9" x 8' 2" (2.96m x 2.48m) Double glazed window to front, radiator to front, fitted carpet.



Bathroom

8' 5" x 6' 4" (2.56m x 1.93m) Opaque double glazed window to side, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator to side, tiled splash backs, tiled flooring.

Open Plan Kitchen / Lounge / Diner

21' 7" x 12' 4" (6.57m x 3.76m) Double glazed window and door to front, two radiators to side, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, laminate splash back, wood grain effect laminate flooring throughout.

EXTERIOR

Private Rear Garden

Laid to artificial grass covering full frontage and side, further communal garden and allocated parking.