

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. Made with Metrege 4/2024

**Energy Efficiency Rating**

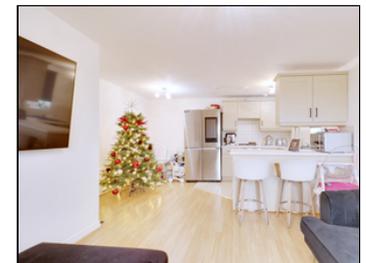
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Plover House, Rainham**

**Guide Price £240,000**

- GUIDE PRICE £240,000 - £250,000
- TWO BEDROOM SECOND FLOOR FLAT
- GOOD CONDITION THROUGHOUT
- 130 YEARS REMAINING ON LEASE
- ALLOCATED GATED PARKING
- UTILITY ROOM
- LOCATED NEXT TO RAINHAM C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & RAINHAM HALL



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.



## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to second floor.

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Wall mounted security entrance phone, radiator, laminate flooring.

### **Kitchen / Reception Room**

5.75m x 4.3m (18' 10" x 14' 1") > 3.38m (11' 1") Kitchen area: Double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for American style fridge freezer, tiled splash backs, tiled flooring. Reception area: Double glazed windows and double doors to rear opening to Juliet balcony, radiator, laminate flooring.

### **Bedroom One**

3.31m x 2.51m (10' 10" x 8' 3") Double glazed windows to rear, radiator, laminate flooring.



### **Bedroom Two**

2.52m x 1.98m (8' 3" x 6' 6") Double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.08m x 1.98m (6' 10" x 6' 6") Low level flush WC, hand wash basin with tiled splash back, panelled bath, shower, part tiled walls, radiator, tiled flooring.

### **Utility Room**

2.08m x 1.28m (6' 10" x 4' 2") Laminate work surface with space and plumbing for appliances under, tiled splash backs, boiler, tiled flooring.

## **EXTERIOR**

### **Front**

One allocated parking space.

