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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

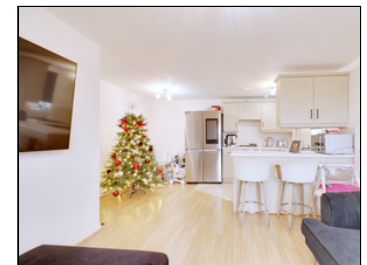
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## Plover House, Rainham

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





## **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.