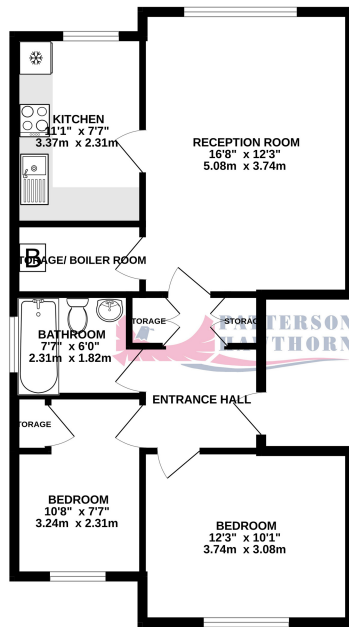


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 sq.m.) approx.
While 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+) A		
(81-91) B		
(69-80) C	71	74
(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	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Gerard Gardens, Rainham

£250,000

- TWO BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- 956 YEARS REMAINING ON LEASE
- GOOD CONDITION THROUGHOUT
- 16' x 12' RECEPTION ROOM
- UTILITY ROOM
- RESIDENTS PARKING
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Communal Entrance

Communal hallway to:

Front Entrance

Via hardwood door opening into:

Entrance Hall

Built-in storage cupboard, laminate flooring.

Reception Room

5.04m x 3.71m (16' 6" x 12' 2") Double glazed windows, radiator, laminate flooring.

Kitchen

3.35m x 2.35m (11' 0" x 7' 9") Double glazed windows, a range of matching wall and base units, spotlight bar to ceiling, laminate work surfaces, inset sink and drainer with a mixer tap, double cooker, extractor hood, space for freestanding fridge freezer, tiled splash backs, radiator, laminate flooring.



Utility Room

2.37m x 1.25m (7' 9" x 4' 1") Laminate work surfaces, one wall unit, space and plumbing for washing machine, laminate flooring.

Bathroom

2.31m x 1.77m (7' 7" x 5' 10") > 2.05m (6' 9") Low-level flush WC, hand wash basin set on a laminate surface over base units, panelled bath, rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom One

3.99m x 2.96m (13' 1" x 9' 9") Double glazed windows, radiator, laminate flooring.

Bedroom Two

3.29m x 2.32m (10' 10" x 7' 7") Double glazed windows, radiator, laminate flooring.

EXTERIOR

Communal gardens and residents parking.