

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2019

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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.



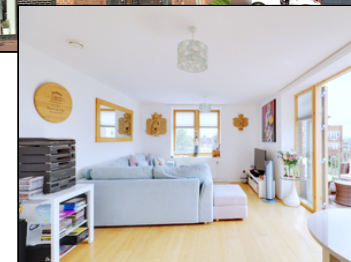
01708 500 000

Rainham@pattersonhawthorn.co.uk



Ferry Lane, Rainham £280,000

- TWO BEDROOM SECOND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER & RARE OPPORTUNITY
- BOASTING OVER 770 SQUARE FEET OF ACCOMMODATION
- LOCATED IN FRONT OF RAINHAM C2C STATION
- APPROX 25 MIN INTO FENCHURCH STREET & 15 MIN INTO BARKING
- 25' MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- SHARED OWNERSHIP OPTIONS AVAILABLE
- 50% SHARED OWNERSHIP - £140,000 - RENT WILL BE PAYABLE ON THE REMAINING BALANCE



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Communal Entrance

Via video security phone entry system, stairs and lift to second floor.

SECOND FLOOR

Front Entrance

Via hardwood security door opening into:

Entrance Hall

Single built-in storage cupboard with shelving, double built-in storage cupboard/utility room housing boiler with space and plumbing for washing machine, radiator, wall mounted video security entrance phone, fitted carpet.



Open Plan Kitchen / Reception Room

3.6m x 0m (11' 10" x 0' 0") 7.68m x 3.79m (25' 2" x 12' 5") > 3.6m (11' 10") Kitchen area: Inset spotlights to ceiling, double glazed windows with interior shutter blinds to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, laminate splashbacks, hardwood flooring, radiator. Reception area: Double glazed windows with blinds to side, radiator, hardwood flooring, hardwood framed double glazed single door to front opening into:

Balcony

3.0m x 2.06m (9' 10" x 6' 9") Decking flooring.

Bedroom One

4.58m x 3.84m (15' 0" x 12' 7") (Max) Double glazed windows with blinds to side, radiator, fitted carpet.



Ensuite Shower Room

1.98m x 1.83m (6' 6" x 6' 0") (Max) Low-level flush WC, hand wash basin set on a laminate surface, shower cubicle, chrome hand towel radiator, tiled flooring.

Bedroom Two

4.28m x 3.58m (14' 1" x 11' 9") (Max) Double glazed windows to side, built-in storage cupboard, radiator, fitted carpet.



Bathroom

2.28m x 2.15m (7' 6" x 7' 1") Low level flush WC, hand wash basin set on laminate surface, panelled bath, shower, chrome hand towel radiator, tiled flooring.