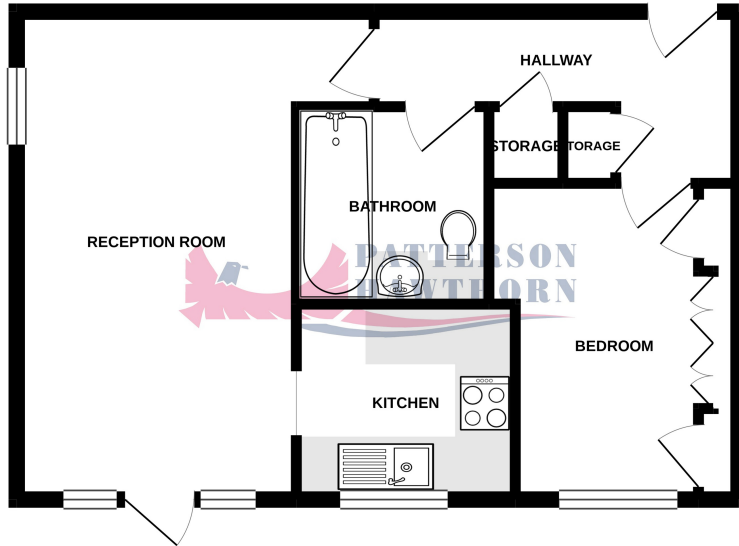


GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.4 sq.m.) approx.

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 Metropix v10/2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	57	
(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	

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- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION WITH REGENERATION OF PURFLEET IMMINENT



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GROUND FLOOR

Communal Entrance

Via security phone entry system into:

Front Entrance

Via hardwood door opening into:

Hallway

Two built-in storage cupboards one housing water tank, tiled flooring.

Reception Room

3.35m x 3.07m (11' 0" x 10' 1") Double glazed windows to rear and side, built-in TV and storage unit, vertical electric radiator, tiled flooring, uPVC framed door to rear opening to communal garden.



Kitchen

2.15m x 2.4m (7' 1" x 7' 10") Double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, four ringed electric hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled splash backs, tiled flooring.



Bedroom

3.07m x 2.5m (10' 1" x 8' 2") Double glazed windows to rear, electric heater, fitted wardrobes and over bed units, fitted shelving units, fitted carpet.

Bathroom

2.03m x 1.65m (6' 8" x 5' 5") Low-level flush WC, hand wash basin inset within base units with chrome waterfall mixer tap, panelled bath with shower attachment and chrome water for mixer tap, chrome hand towel radiator, tiled walls, mosaic tiled flooring.



EXTERIOR

Front & Rear Exterior

Carport to front for one car, visitor's parking and communal gardens to rear.

