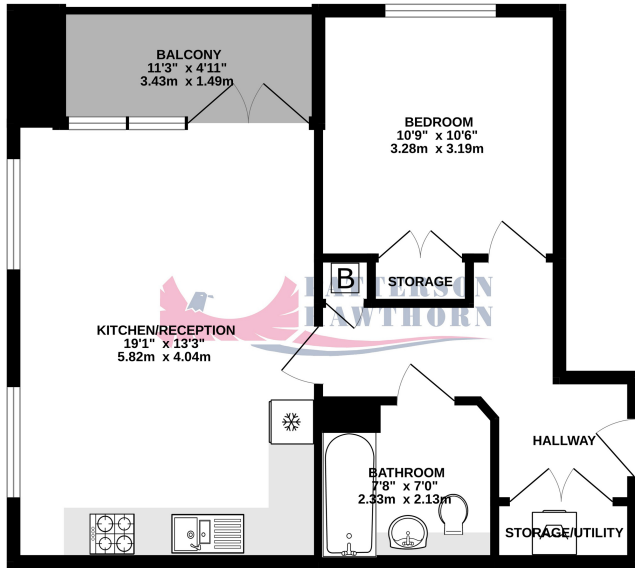


GROUND FLOOR
227 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (48.9 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 Measure 12/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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.



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Ferry Lane, Rainham

£225,000

- ONE BEDROOM THIRD FLOOR FLAT
- MAINTAINED TO A HIGH SPECIFICATION
- 19' x 13' MODERN OPEN PLAN RECEPTION / KITCHEN
- BALCONY WITH FANTASTIC VIEWS OF RAINHAM VILLAGE & RAINHAM HALL
- AMPLE STORAGE & UTILITY ROOM
- MORE THAN 100 YEARS REMAINING ON LEASE
- LOCATED IMMEDIATELY IN FRONT OF RAINHAM C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Communal Entrance

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

Front Entrance

Via hardwood door opening into:

Hallway

Wall mounted security video entrance phone, radiator, built-in storage cupboard housing boiler, fitted carpet.

Utility Room / Double Storage Room

1.85m x 0.8m (6' 1" x 2' 7") Space and plumbing for washing machine, fuse box, ventilation system.



Kitchen / Diner / Reception Room

5.82m x 4.03m (19' 1" x 13' 3") Kitchen area; inset spotlights to ceiling, double glazed windows, 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 with four ring gas hob, extractor hood, integrated fridge, integrated freezer, laminate splash backs, radiator, hardwood flooring. Living area; double glazed windows, radiator, hardwood framed door opening to balcony, hardwood flooring.

Bedroom

3.29m x 3.19m (10' 10" x 10' 6") Double glazed windows, radiator, large built-in storage cupboard/fitted wardrobe, fitted carpet.

Bathroom

2.32m x 2.14m (7' 7" x 7' 0") Panelled bath, shower, hand wash basin set on a laminate surface, low level flush WC chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Front & Rear Exterior

Communal bike shed and communal bin area.