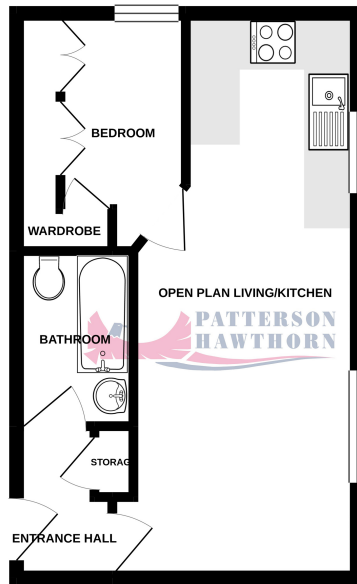
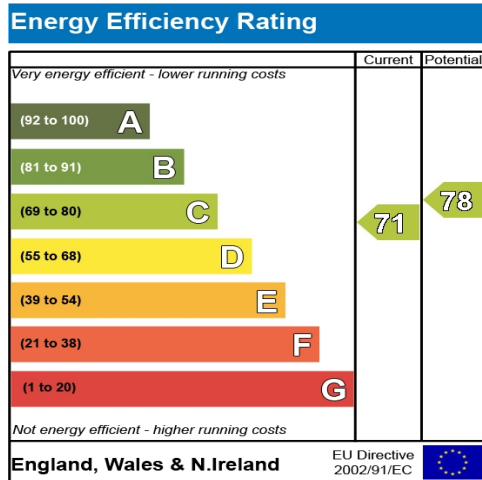


GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 311 sq.ft. (28.9 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 illustration 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 floorplan 10/2021



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Bernice Close, Rainham

£175,000

- ONE BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- OVER 900 YEARS REMAINING ON LEASE
- WELL PRESENTED THROUGHOUT
- 22' MODERN OPEN PLAN RECEPTION ROOM / KITCHEN
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO RAINHAM C2C STATION
- ALLOCATED PARKING



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GROUND FLOOR

Communal Entrance

Via security phone entry system into:

Private Front Entrance

Via hardwood door opening into:

Hallway

Spotlight bar to ceiling, electric storage heater, fuse box storage cupboard, built-in storage cupboard housing water tank, laminate flooring.



Open Plan Living / Kitchen

6.93m x 2.68m (22' 9" x 8' 10") > 2.09m (6' 10") Double glazed windows to front, electric storage heater, kitchen area: spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, laminate flooring throughout.

Bedroom

2.73m x 2.06m (8' 11" x 6' 9") Double glazed window to side, spotlight bar to ceiling, fitted wardrobes and over bed units, laminate flooring.

Bathroom

2.39m x 1.42m (7' 10" x 4' 8") Panelled bath, low-level flush WC, hand wash basin, tiled walls, tiled flooring.

EXTERIOR

Communal Gardens

Front and rear allocated parking.