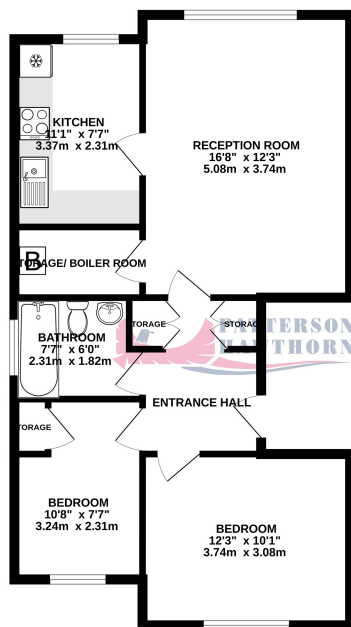


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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 supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HomeSpace 2018/20



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Gerard Gardens, Rainham

£270,000

- TWO BEDROOM FIRST FLOOR FLAT
- GOOD CONDITION THROUGHOUT
- GARAGE IN BLOCK
- 16' x 12' RECEPTION ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- AMPLE STORAGE
- COMMUNAL GARDENS & PARKING
- POPULAR LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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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Kitchen

3.35m x 2.3m (11' 0" x 7' 7") Double glazed windows to front, radiator, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, integrated fridge, integrated freezer, tiled splash backs, tiled flooring.

Bedroom One

3.76m x 3.08m (12' 4" x 10' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.23m x 2.29m (10' 7" x 7' 6") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.28m x 1.81m (7' 6" x 5' 11") (Max) Obscure double glazed windows to side, panelled bath, low level flush WC, hand wash basin, tiled splash back, radiator, tiled flooring.

EXTERIOR

Rear Exterior

Communal gardens.

Front Exterior

Communal parking.

Garage in Block

GROUND FLOOR

Communal Entrance

Stairs to first floor.

Front Entrance

Via hardwood door opening into:

Entrance Hall

Two large storage cupboards, radiator, fitted carpet.

Reception Room

5.08m x 3.74m (16' 8" x 12' 3") Double glazed windows to front, radiator, fitted carpet.

Boiler/Storage Room

2.31m x 1.29m (7' 7" x 4' 3"). Housing boiler.