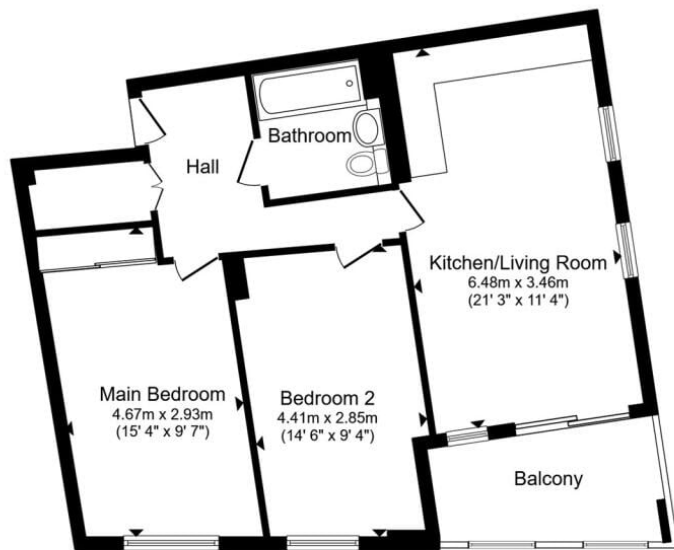




Total floor area 64.4 m² (693 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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.



Fairmont Road, Rainham

£290,000

- TWO DOUBLE BEDROOM THIRD FLOOR FLAT
- 2021 NEW BUILD
- 242 YEARS REMAINING ON LEASE
- SHOW HOME CONDITION
- LIFT & STAIRS ACCESS
- VIDEO PHONE SECURITY ENTRY SYSTEM
- 21' OPEN PLAN KITCHEN / RECEPTION WITH BALCONY
- EPC RATING B & COUNCIL TAX BAND C





GROUND FLOOR

Communal Entrance

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

Front Entrance

Via fire door opening into:

Entrance Hall

Inset spotlights to ceiling, wall mounted video security entrance phone, radiator, built-in storage cupboard with mirror doors, luxury vinyl flooring, access to accommodation.

Utility Room

1.73m x 1.51m (5' 8" x 4' 11") Timber beam worksurfaces, space and plumbing for washing machine, luxury vinyl flooring.



Kitchen / Reception Room

6.48m x 3.48m (21' 3" x 11' 5") Kitchen area: Inset spotlights to ceiling, double glazed windows to side, a range of integrated handled matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, integrated fridge freezer, integrated dishwasher, laminate splashbacks, luxury vinyl flooring. Reception Area: Inset spotlights to ceiling, double glazed windows to side, radiator, uPVC framed double glazed sliding doors to rear opening to:

Balcony

3.74m x 2.36m (12' 3" x 7' 9") (Max) Tiled flooring.

Bedroom One

4.67m x 2.93m (15' 4" x 9' 7") Double glazed windows to rear, radiator, fitted wardrobes with part smoked mirrored sliding doors, fitted carpet.

Bedroom Two

4.41m x 2.85m (14' 6" x 9' 4") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.59m x 2.19m (8' 6" x 7' 2") Inset spotlights to ceiling, low level flush WC, hand wash basin set on laminate surface, laminate panelled bath, shower, chrome hand towel radiator, part tiled walls, built-in mirrored wall units, tiled flooring.

