

Gerard Gardens

Rainham, Essex RM13 8NX

Quiet Location....offered for sale is this two bedroom ground floor flat with garage and communal parking. Further benefits include spacious reception room. fitted kitchen, fully equipped bathroom, double glazing and gas central heating. Situated within easy access to the A13 into London, as well transport links to C2C and District Line Stations.

**Offers In Region Of
£220,000**

EPC Rating C

- TWO BEDROOM
- GROUND FLOOR FLAT
- GARAGE AND COMMUNAL PARKING
- TRANSPORT LINKS

Property Description

Brookings are delighted to bring to the market this two bedroom ground floor flat situated within a quiet location with easy access to the A13, as well as transport links to C2C and District Line stations.

Internally, you are greeted with a large entrance hall with two large storage cupboards and doors to the reception room, bathroom and both bedrooms. The kitchen and utility/work room are accessed via the spacious reception room which has ample space for all living room furniture, as well as a dining room table and chairs.

Externally, you have the benefit of a garage and communal parking.

In our opinion, this is an ideal opportunity for any first time or retirement purchase. Early viewing is advised to avoid disappointment so call our Sales Team in Dagenham today on 0208 591 9088 to book your internal inspection.

ENTRANCE

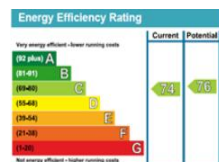
Via communal door and hall to own front door.

ENTRANCE HALL

Coved ceiling, doors to reception room, bathroom and both bedrooms, two storage cupboards, laminate wood effect flooring.

RECEPTION ROOM

16' 10" x 12' 02" (5.13m x 3.71m) Double glazed window to rear, coved ceiling, dado rail, fitted carpet, door to kitchen and utility/work room.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

UTILITY/WORK ROOM

7' 10" x 4' 02" (2.39m x 1.27m) Tiled floor, shelving, power and lighting.

KITCHEN

11' 00" x 7' 11" (3.35m x 2.41m) Double glazed window to rear, coved ceiling, tiled floor to ceiling, wall mounted boiler, fitted wall and base units with granite effect work surfaces and integral hob with extractor over, stainless steel circular sink and drainer unit with mixer tap over, integral double oven, space for washing machine, dishwasher, fridge and freezer.

BEDROOM ONE

13' 01" x 9' 11" (3.99m x 3.02m) Double glazed window to front, coved ceiling, fitted wardrobes, wall mounted radiator, fitted carpet.

BEDROOM TWO

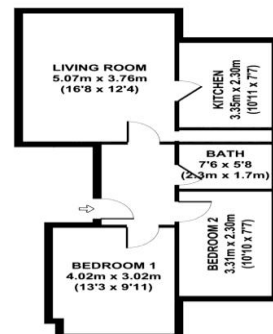
11' 00" x 6' 10" (3.35m x 2.08m) (Currently used as a study) Double glazed window to front, storage cupboard, fitted wardrobes and eye level storage cupboard, wall mounted radiator, fitted carpet.

BATHROOM

7' 09" x 5' 08" (2.36m x 1.73m) Tiled floor to ceiling, wall mounted chrome towel rail, bath unit with mixer tap over, shower attachment to wall and shower screen, low level WC, wash hand basin with mixer tap, vanity unit under and wall mounted vanity unit over.

PARKING

Garage and communal parking.



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APPROX. GROSS INTERNAL FLOOR AREA 62 SQ M / 667 SQ FT

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