

Bader Way

Rainham

Bader Way
Rainham
£250,000
Leasehold

- THREE BEDROOM SECOND FLOOR FLAT
- MAINTAINED TO A HIGH STANDARD THROUGHOUT
- FITTED KITCHEN
- LIVING ROOM WITH BALCONY
- FAMILY BATHROOM WITH SEPARATE WC
- COMMUNAL GARDENS
- SITUATED 0.7 MILES TO ELM PARK DISTRICT LINE STATION
- CLOSE TO THE RJ MITCHELL PRIMARY SCHOOL, SCARGILL INFANT & JUNIOR SCHOOL PLUS ALL LOCAL AMENITIES

Lease Remaining: 88 years approx.
Service Charges: £1,900 per annum.
Ground Rent: £10 per annum.
Council Tax Band: B.









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Access to loft, two storage cupboards, wood effect flooring,, smooth ceiling with inset spotlights. doors to accommodation.

KITCHEN :
9'2 x 7'.
Double glazed window to front, range of base level units and drawers with work surfaces over, inset stainless steel sink drainer unit with mixer tap, fitted extractor hood, free standing fridge/freezer to remain, range of matching eye level cupboards, wall mounted Vaillant boiler, wood effect flooring, complementary tiled splash backs, smooth ceiling with inset spotlights.



LIVING ROOM :
12'2 x 9'5.
Double glazed window to rear, double glazed French doors to rear leading to balcony, vertical feature radiator, wood effect flooring, smooth ceiling with inset spotlights, door to bedroom three.

BEDROOM ONE :
12'4 x 12'2.
Double glazed window to rear, range of fitted wardrobes, storage cupboard, radiator, wood effect flooring, smooth ceiling with inset spotlights.

BEDROOM TWO :
10'8 x 9'4.
Double glazed window to side, storage cupboard, radiator, wood effect flooring, smooth ceiling with inset spotlights.

BEDROOM THREE :
10'3 x 8'11.
Double glazed window to rear, radiator, wood effect flooring, smooth ceiling with inset spotlights.

FAMILY BATHROOM :
5'1 x 5'.
Obscure double glazed window to front. Suite comprising: panelled bath with mixer tap and hand shower attachment, vanity wash hand basin with mixer tap and cupboard under. Radiator, wood effect flooring, smooth ceiling.

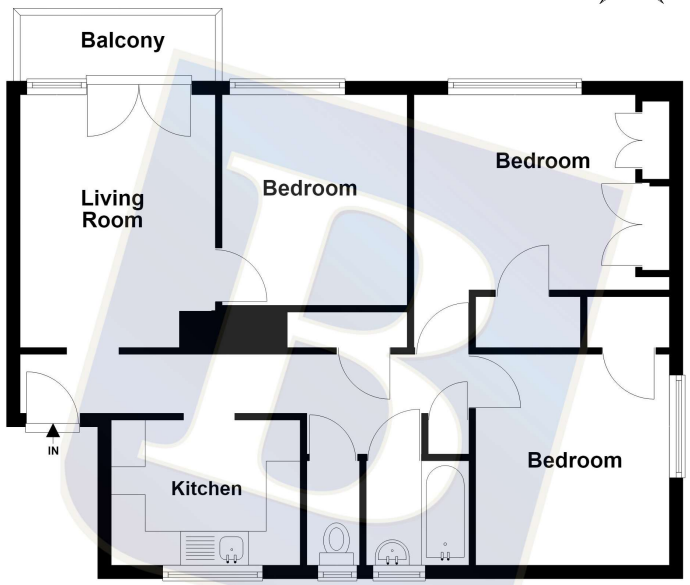
SEPARATE WC :
Obscure double glazed window to front, integrated wc with push flush, wood effect flooring, smooth ceiling.

EXTERIOR :
Communal gardens.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=5223222076a63645aaf9764056930973

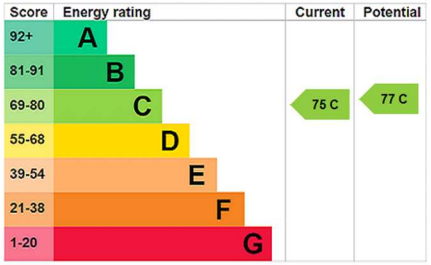
Apartment

Approx. 63.0 sq. metres (678.4 sq. feet)
(excluding Balcony)



Total area: approx. 63.0 sq. metres (678.4 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.
Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.



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