



## 32 Palliser Drive

Rainham, RM13 9TG

**Offers Over £245,000**



Smooth Move ask you to step into this charming competitively priced, two-bedroom ground floor flat.

Positioned to appeal to those seeking both VALUE and STYLE, this charming flat combines affordability with a fresh, bright and modern feel; Ready to move straight into and make your own.

Contact Smooth Move Estates 01277 600 700



### Entrance Hall 4'0" x 9'3" (1.23 x 2.82)

When entering from the flat front door you are welcomed into a hall area, modern Grey Carpet comprising of white wooden doors leading to the lounge, bathroom and the two bedrooms

Airing Cupboard – Housing Immersion Boiler

### Lounge 14'2" x 12'11" (4.34 x 3.96)

A bright and airy room offering pleasant views over the communal garden. Patio doors open directly onto a well-maintained lawned area, creating a seamless indoor-outdoor feel. A separate door provides access to the kitchen.

### Kitchen 9'6" x 6'7" (2.92 x 2.03)

Compact yet highly functional kitchen has been thoughtfully designed to maximise space without compromising on practicality. Fitted with a range of oak effect wall and base units, it offers ample storage alongside well-planned work surfaces. Integrated appliances, including an oven, hob, and extractor, are complemented by space for additional white goods.

### Bathroom 6'3" x 6'9" (1.91 x 2.07)

A bright and contemporary white bathroom,. The space features sleek off white tiling throughout, with mosaic tile effect supporting the electric shower attachment. Complemented by modern chrome fixtures and fittings. A spacious walk-in shower with a clear glass enclosure adds a touch of luxury, offering both style and practicality. The bathroom is fully furnished with a stylish basin, vanity unit, and WC.

### Bedroom One 10'5" x 9'1" (3.19m x 2.78m)

Another well-presented room featuring modern taupe panelling to the main feature wall at half height, complemented by white plastered walls throughout. The space is finished with a neutral beige carpet and a large storage cupboard inset to the side. The window to the front aspect allows for plenty of natural light.

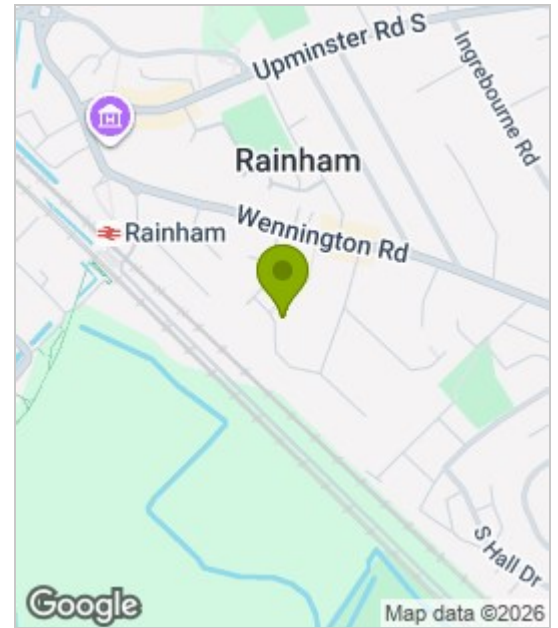
### Bedroom Two 10'6" x 6'4" (3.21 x 1.95)

A charming second bedroom with a front-facing window, radiating warmth and comfort.

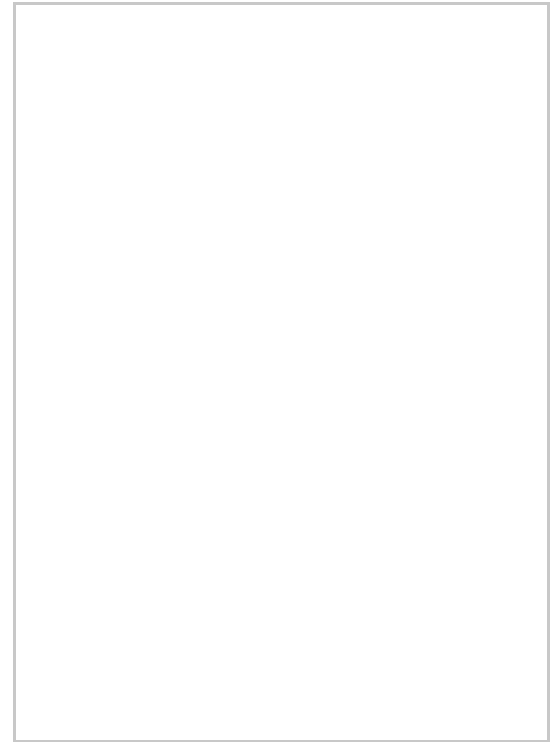
### Garden Area

This shared garden area is directly outside the patio doors. It is well maintained by the Management company and the use of a small number of the surrounding flats.

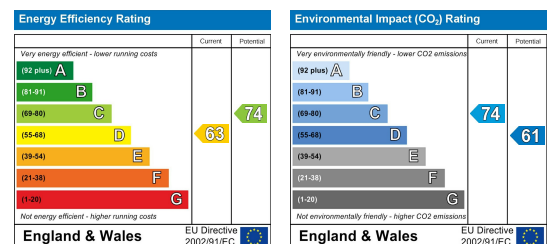
### Area Map



### Floor Plans



### Energy Efficiency Graph



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