



Durling Court | Rainham, Gillingham, ME8 8ES



Guide Price £180,000 to £200,000

Leasehold

ROBINSON MICHAEL & JACKSON
Our service will *move* you

Durling Court, Rainham

Modern 2-bed flat in Durling Court, Rainham. Immaculate condition, modern kitchen, ideal for first-time buyers or investors. Loft space, garage, communal gardens. Low service charge.

Property Features

- Council Tax: A
- EPC Rating: C
- 727.2 Square Feet
- Immaculate Condition Throughout
- Modern Kitchen and Bathroom
- Ideal for First Time Buyer or Buy to Let
- Useful Loft Space
- Garage En Bloc and Visitor Parking Spaces
- Communal Gardens
- Low Service Charge and Ground Rents



Interior

Entrance Hallway Cupboard, access to boarded loft via ladder.
Combi Boiler in loft space.

Lounge 4.34m x 3.35m (14'3" x 11') Double glazed window to front.
Laminate flooring. Radiator.

Kitchen 3.4m x 2.4m (11'2" x 7'10") Double glazed window to rear.
Range of wall and base units with worksurface over. Fitted oven and hob. Plumbing for washing machine. Space for fridge freezer. Tiled flooring.

Bedroom One 3.7m x 3.38m (12'2" x 11'1") Double glazed window to rear. Carpet. Radiator.

Bathroom 3.48m x 1.75m (11'5" x 5'9") Double glazed window to side. Low level WC. Pedestal wash hand basin. Panelled bath with shower over. Storage cupboard. Heated towel rail. Tiled flooring.

Exterior

Garage Up and over door.

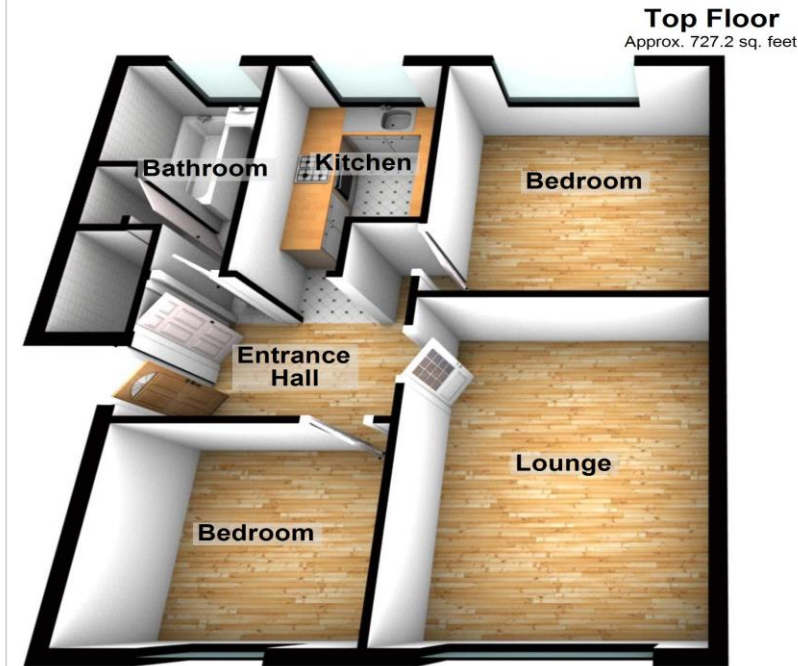
Parking Off road parking.

Leasehold Information

Time remaining on lease: Approx. 83 years and 5 months

Ground Rent: £5 Per Annum

Service Charge: £720 Per Annum



Total area: approx. 727.2 sq. feet

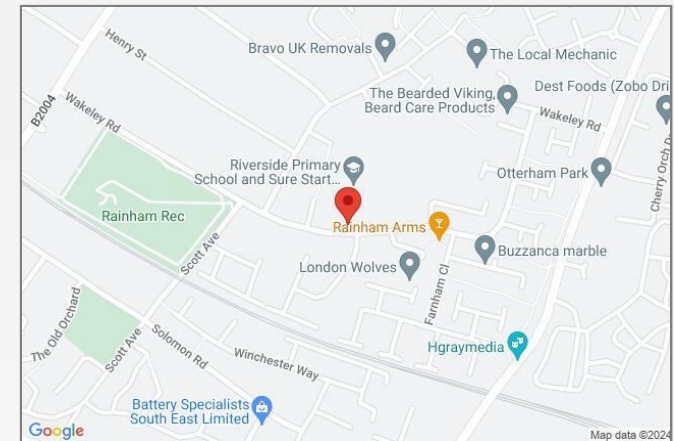
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Plan produced using PlanUp.





Property Location

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Additional Information

Discover the allure of Rainham and Gillingham, nestled in the heart of the Medway Towns. These neighbouring communities offer a unique blend of tranquillity and convenience, with picturesque landscapes and excellent transport links, including direct train services to London city centre. Residents benefit from a variety of shopping destinations such as Hempstead Valley Shopping Centre and Gillingham Business Retail Park, along with a plethora of local pubs and restaurants to enjoy. Both

towns boast well-respected schools, including Rainham Mark Grammar, ensuring quality education for families.

Moreover, Rainham and Gillingham provide ample open space and recreational facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard Centre, and Great Lines Heritage Park. This abundance of amenities caters to diverse interests and lifestyles, making these towns not just places to live, but communities to thrive in.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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