



Mardale Close | Rainham, Gillingham, ME8 8NX



Asking Price £130,000 Leasehold

**ROBINSON MICHAEL & JACKSON**

Our service will *move* you

## Mardale Close, Rainham

Robinson Michael and Jackson are delighted to offer this first floor one bedroom flat situated in central Rainham.

### Property Features

- Council Tax: A
- EPC Rating: C
- 519.4 Square Feet
- Council Tax Band A (£1,272 p/yr.)
- 0.36 Miles to Rainham Train Station
- Walking distance to local amenities
- Garage En Bloc
- No Chain
- Ideal Buy to Let or First Time Buy



## Interior

**Entrance Hall** 1.9m x 2.2m (6'3" x 7'3") Wooden door to front. Two storage cupboards

**Lounge** 3.7m x 3.53m (12'2" x 11'7") Double glazed window to front. Radiator

**Kitchen** 3.48m x 2.57m (11'5" x 8'5") Double glazed window to front. Range of wall and base units with worksurface over. Wall mounted boiler. Radiator. Vinyl flooring

**Bedroom** 3.12m x 3.5m (10'3" x 11'6") Double glazed window to rear. Fitted wardrobes. Radiator

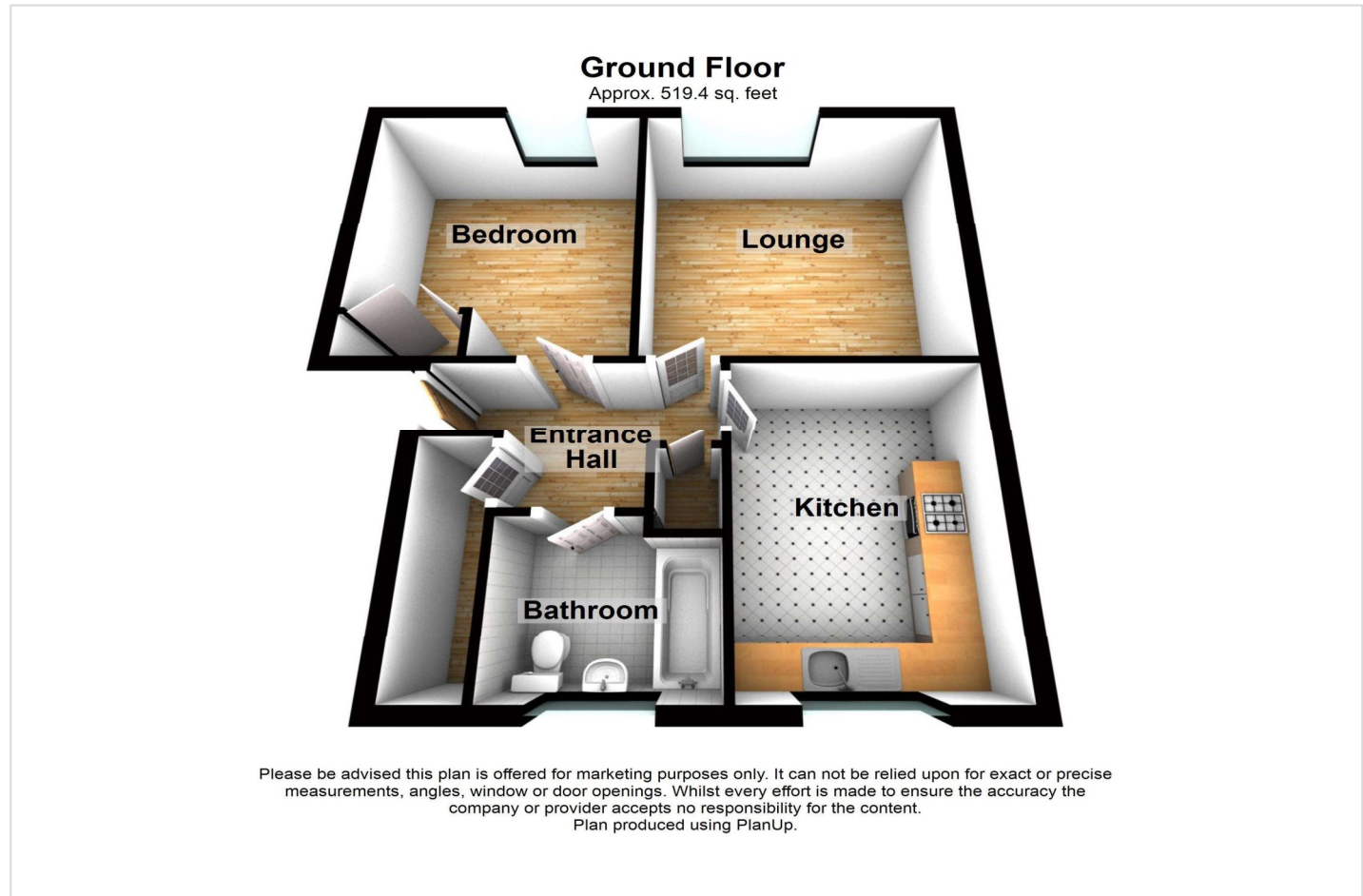
**Bathroom** 1.83m x 1.9m (6' x 6'3") Double glazed window to front. Bath with shower over. Low level WC. Radiator. Vinyl flooring

## Leasehold Information

Time remaining on lease: Approx. 175 years and 5 months

Ground Rent: £5 Per Annum

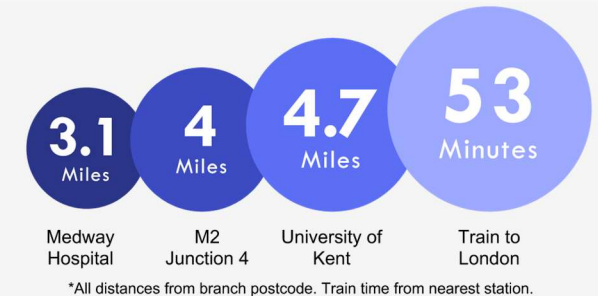
Service Charge: £64 Per Annum





## Property Location

Mardale Close, Rainham, Gillingham, ME8 8NX



## Additional Information

Tenure Leasehold

Lease term remaining 177 years

Lease start date 25 March 1983

Lease length 215 years

Lease end date 25 March 2198

Ground Rent £5.00 PA

Service Charge £64.17 Per Month

## Owner's Comments

Rainham and Gillingham lie in Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park

FOR MORE INFORMATION  
CONTACT US TODAY.

Lee Franklin - Branch Manager

01634 263000

Robinson Michael & Jackson  
17 High Street,  
Rainham,  
Kent ME8 7HX

[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.