



Station Road
Rainham
ME8 7UL

Leasehold



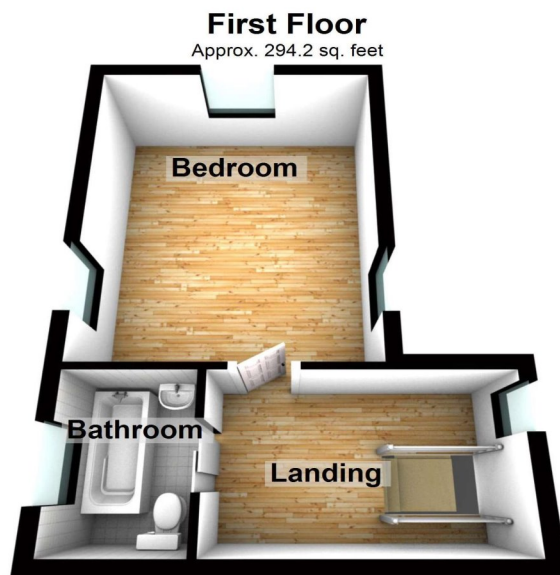
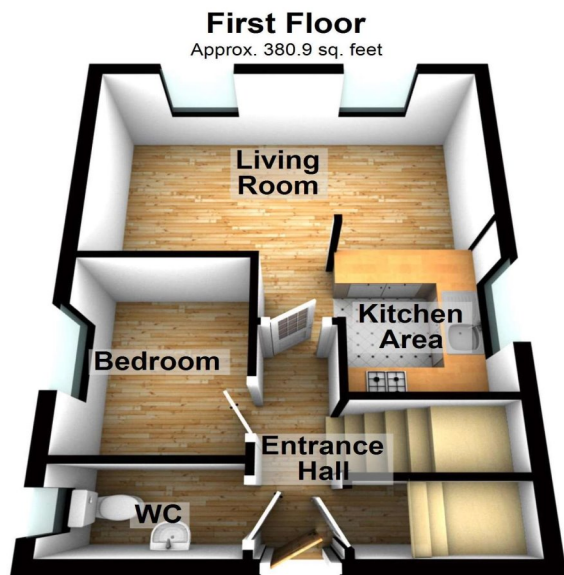
Council Tax: B
EPC Rating: C

Robinson Michael and Jackson are delighted to offer this two bedroom first floor property to the market located in central Rainham.

- 675.1 Square Feet
- 0.6 Miles to Rainham (Kent) Station
- Walking distance to local shops
- No Forward Chain
- Allocated parking to front
- Ideal first time buy or buy to let
- Viewing Highly Recommended

Asking Price £185,000 to £200,000

ROBINSON MICHAEL & JACKSON
Our service will *move* you



Total area: approx. 675.1 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Entrance Hall 2.74m x 0.91m (9' x 3') Storage cupboards. Carpet.

Ground Floor WC 2m x 0.97m (6'7" x 3'2") Double glazed window to side. Low level WC. Wash hand basin. Radiator. Vinyl flooring.

Kitchen/Living Area 5m x 4.78m (16'5" x 15'8") Two double glazed windows to rear. Range of wall and base units with worksurface over. Oven and gas hob. Wall mounted boiler. Space for washing machine and tumble dryer. Radiator.

Bedroom One 4.5m x 3.58m (14'9" x 11'9") Double glazed window. Two Velux windows. Radiator. Carpet.

Bedroom Two 1.98m x 2.54m (6'6" x 8'4") Double glazed window to side. Radiator. Carpet.

Bathroom 1.42m x 2.13m (4'8" x 7") Velux window. Low level WC. Wash hand basin. Bath. Vinyl flooring.

Exterior

Parking 1x Allocated parking space.

Leasehold Information

Time remaining on lease: Approx. 108 years and 11 months

Ground Rent: £100 Per Annum

Service Charge: £1,056 Per Annum

Additional Information

Rainham and Gillingham lie in the 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 Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park