



Wakeley Road  
Rainham  
ME8 8NP  
Leasehold

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

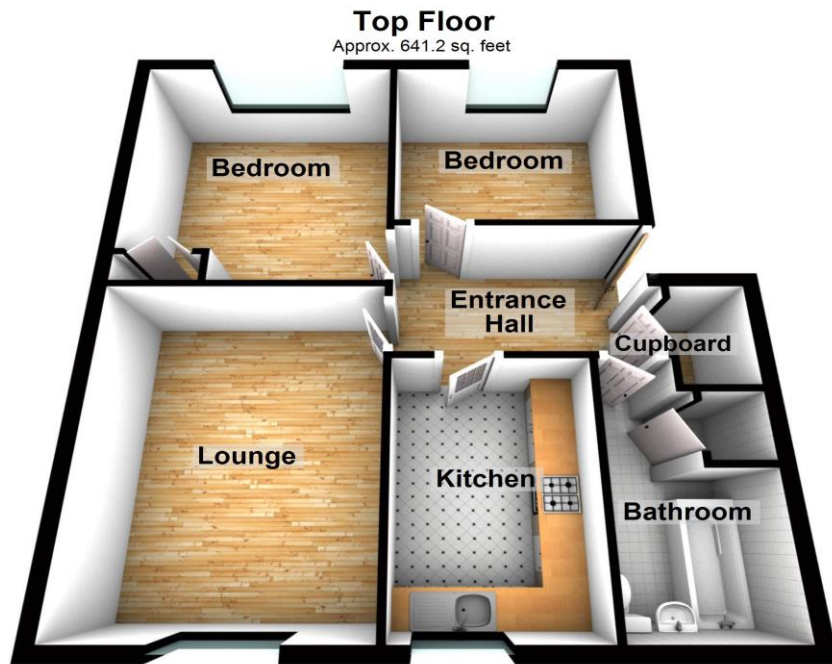
- 641.2 Square Feet
- No Forward Chain
- 0.4 Miles to Rainham (Kent) Train Station
- Viewing Highly Recommended



Council Tax: A  
EPC Rating: E

Offers Over £150,000

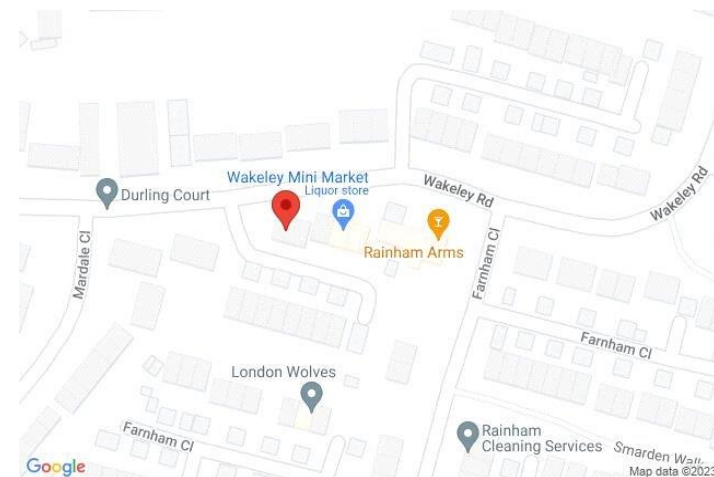
**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you



**Top Floor**  
Approx. 641.2 sq. feet

Total area: approx. 641.2 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.**

Lee Franklin - Branch Partner  
01634 263000  
Robinson Michael & Jackson  
17 High Street,  
Rainham,  
ME8 7HX  
rainham@robinson-jackson.com



**SALES | MORTGAGES | LEGALS**

**ROBINSON MICHAEL & JACKSON**

## Interior

**Entrance Hallway** 3.07m x 1.88m (10'1" x 6'2") Store Cupboard. Carpet.

**Lounge** 4.42m x 3.35m (14'6" x 11') Double glazed window to rear. Carpet. Electric radiator.

**Kitchen** 3.5m x 2.18m (11'6" x 7'2") Double glazed window to rear. Range of wall and base units with worksurface over. Oven and electric hob. Space for appliances. Vinyl flooring.

**Bedroom One** 3.73m x 3.35m (12'3" x 11') Double glazed window to front. Carpet. Electric radiator.

**Bedroom Two** 3.07m x 2.82m (10'1" x 9'3") Double glazed window to rear. Carpet. Electric radiator.

**Bathroom** 3.45m x 1.85m (11'4" x 6'1") Double glazed window to rear. Low level WC. Wash hand basin. Bath. Airing cupboard. Vinyl flooring.

## Exterior

**Garage** En Bloc. Up and over door.

## Leasehold Information

Time remaining on lease: Approx. 948 years and 5 months

Ground Rent: £5 Per Annum

Service Charge: £719 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