



Station Road

Rainham | Gillingham | ME8 7PS



Station Road

Rainham, Gillingham, ME8 7PS

Offers over £430,000
Freehold

Welcome to a prime investment opportunity featuring four flats under a single title, including three 1-bedroom flats and one studio, currently generating a combined annual income of £41,100. These well-maintained units offer modern living with double glazing, gas central heating, and an allocation of parking spaces for residents, as well as additional visitor parking. The property's strategic location, just 0.17 miles from Rainham Train Station and within walking distance to the town centre, ensures excellent connectivity and access to local amenities. For added convenience, virtual video viewings are available, allowing prospective buyers to explore the property remotely. This investment promises not only steady returns but also a harmonious blend of comfort, convenience, and contemporary living.

Benefitting from:

- 4 x Flats on One Title
- 3 x 1 Bedroom Flats and 1 x Studio
- Currently Let with a combined income of £41,100
- Video Viewings Available
- 0.17 Miles to Rainham Train Station
- Walking distance to Town Centre
- Allocated Parking and Visitor Spaces
- Double Glazed and Gas Central Heating

Flat D

Ground Floor

Approx. 325.1 sq. feet



Total area: approx. 325.1 sq. feet



Accommodation

Flat A One Bedroom Ground Floor Maisonette. EPC Rating - C - Currently let for £875 per calendar month.

Flat B One Bedroom First Floor Duplex. EPC Rating – D - - Currently let for £950 per calendar month.

Flat C Studio First Floor. EPC Rating – D Currently let for £725 per calendar month.

Flat D One Bedroom Ground Floor. EPC Rating – D Currently let for £875 per calendar month.

Exterior

Parking One allocated parking space per flat and there are an additional two visitor spaces.

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

Flat C

Ground Floor

Approx. 237.5 sq. feet

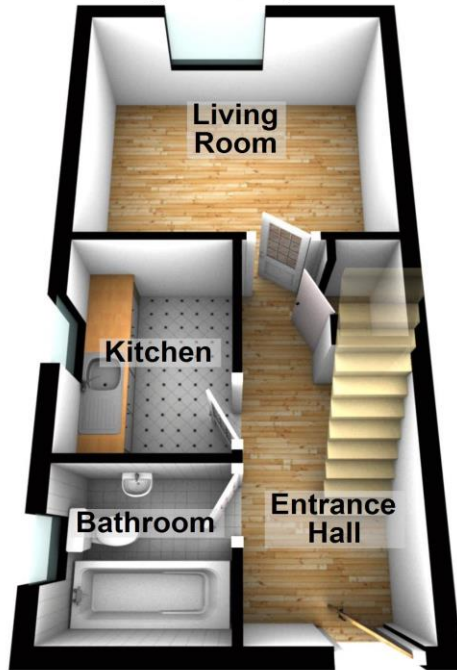


Total area: approx. 237.5 sq. feet



Flat B

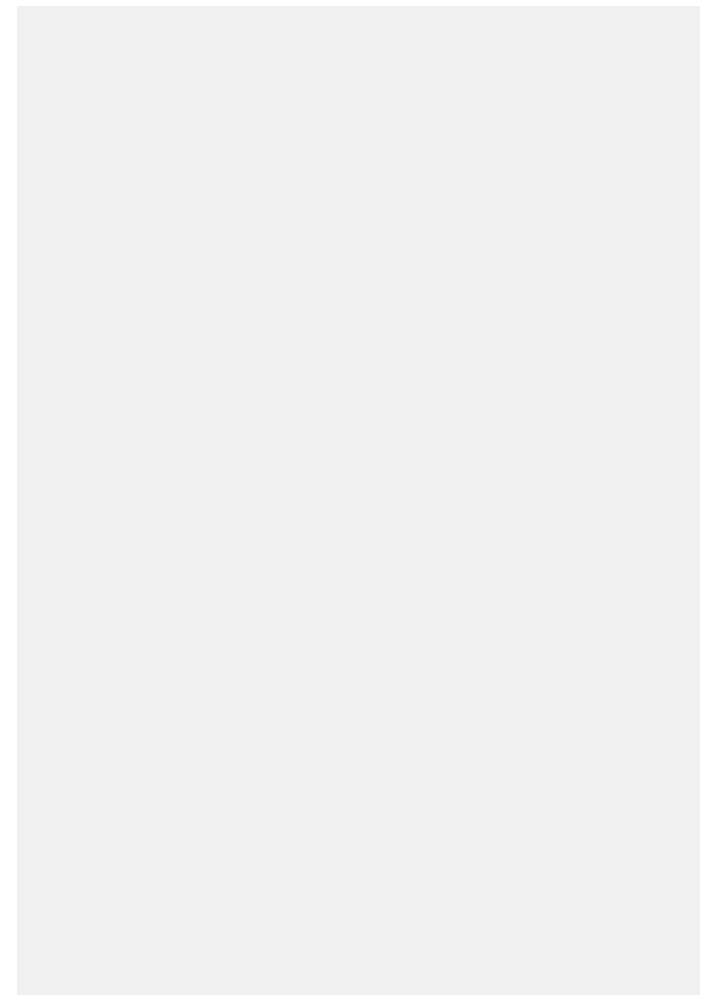
Ground Floor
Approx. 280.5 sq. feet

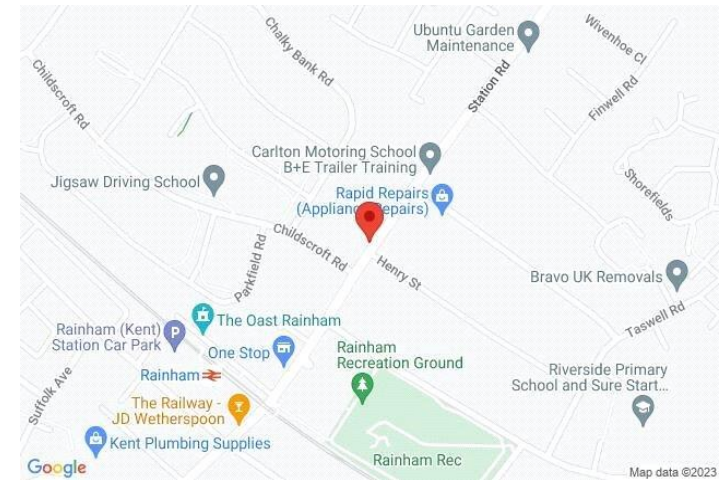


First Floor
Approx. 166.2 sq. feet



Total area: approx. 446.7 sq. feet





Important Notice

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.

A promotional graphic for Facebook. It features a blue background with icons for a heart, a thumbs up, a surprised face, and the Facebook 'f' logo. The text reads: "Scan for the latest properties..." with a white arrow pointing to a QR code. Below the QR code, it says: "Follow us on facebook for early access to new properties for sale."

**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

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