

01634 379 799

www.harrisonsreeve.com



14 Guardian Court

Rainham • Gillingham

Price: Asking Price £136,500



14, Guardian Court, Rainham, ME8 7HQ
Asking Price £136,500

- TWO BEDROOM RETIREMENT APARTMENT
- GROUND FLOOR
- SERVICE CHARGE: £217 PER MONTH
- LEASE LENGTH: 64 Approximately
- 70% SHARE OVER 60'S ONLY
- COMMUNAL PARKING & GARDEN
- MODERN FITTED KITCHEN
- CHAIN FREE
- CTAX BAND: "B"
- EPC RATING: "C"

An impressive and rarely available two bedroom ground floor retirement apartment. The property benefits from a modern fitted kitchen, communal grounds and features an emergency response system monitored by Anchor 24 hours a day, 365 days a year.

The property is offered on a 70% shared ownership and is presented to potential buyers who are over the age of 60.

EPC RATING: C

Entrance Hall

5'4" x 11'4" (1.65m x 3.46m)

Lounge/Diner

17'10" x 14'7" (5.46m x 4.47m)

Kitchen

8'2" x 7'10" (2.50m x 2.39m)

Shower Room

6'10" x 6'2" (2.10m x 1.89m)

Bedroom 1

11'8" x 11'9" (3.56m x 3.59m)

Bedroom 2

6'10" x 7'10" (2.10m x 2.41m)

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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