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 **HARRISONS
REEVE**

1 Forge Court Station Road

Rainham • Gillingham

Price: £140,000



1 Forge Court, Station Road, Rainham, ME8 7UL
£140,000

- ONE BEDROOM GROUND FLOOR FLAT
- SPACIOUS BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- MODERN KITCHEN
- STORAGE SPACE
- CLOSE TO RAINHAM TRAIN STATION
- CTAX BAND: B
- EPC RATING: C

Nestled on Station Road in the charming area of Rainham, Gillingham, this delightful ground floor flat offers a perfect blend of comfort and convenience. With one spacious double bedroom, this property is ideal for individuals or couples seeking a cosy living space.

The flat features a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals and enjoy culinary adventures.

One of the standout features of this property is its prime location, just a stone's throw away from Rainham train station. This proximity ensures easy access to public transport, making commuting a breeze and opening up a world of opportunities for work and leisure.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of this vibrant community. With its modern amenities and convenient location, it is sure to appeal to those seeking a comfortable and accessible home. Don't miss the chance to make this lovely flat your own.

EPC Rating: C

Entrance Hall
3'10" x 9'1" (1.19m x 2.77m)

Bathroom
10'2" x 5'3" (3.12m x 1.61m)

Bedroom
10'2" x 10'8" (3.12m x 3.26m)

Kitchen/Lounge
21'7" x 11'8" (6.59m x 3.58m)

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 and the photographs may have been enhanced using photo editing software.

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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

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

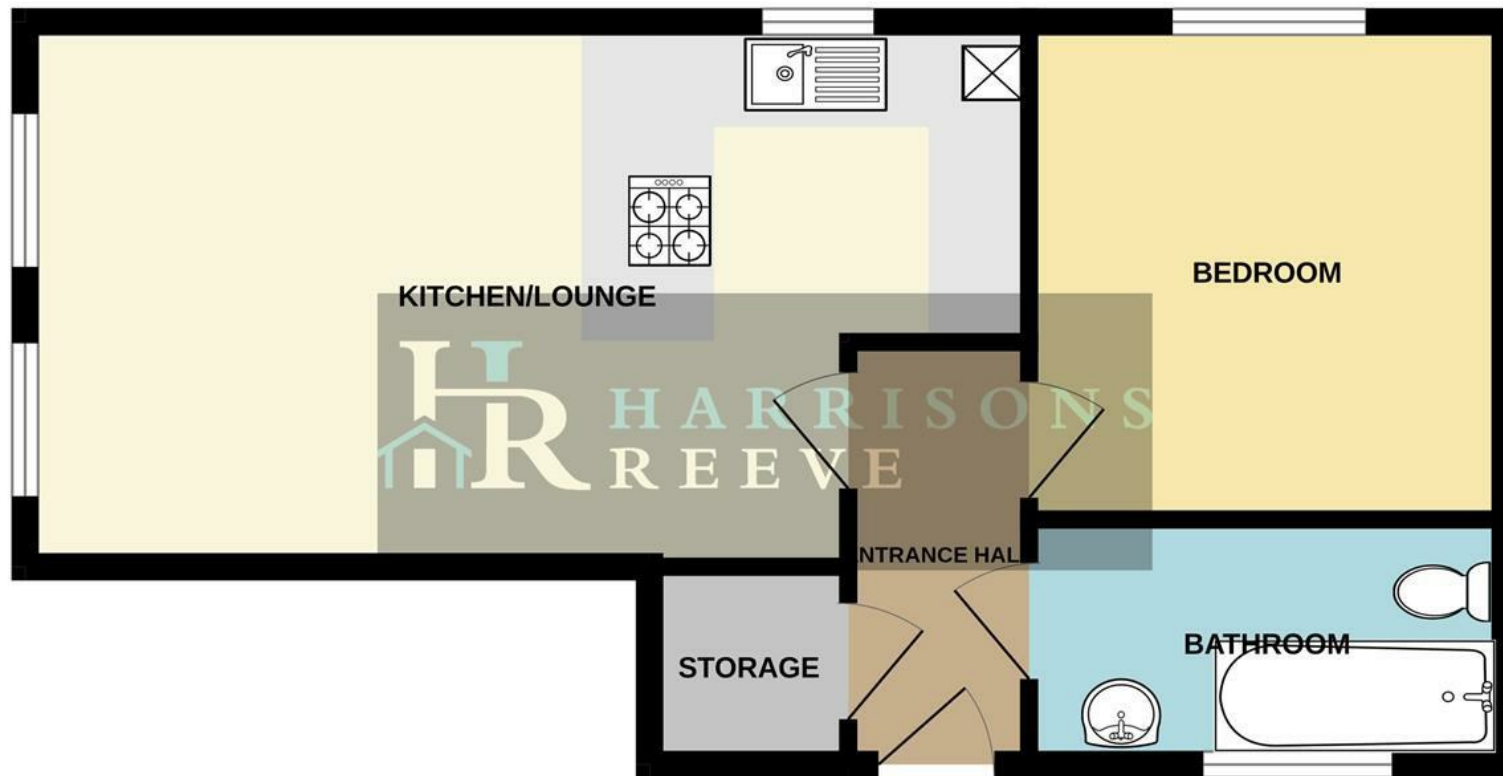


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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