01634 379 799

www.harrisonsreeve.com

HARRISONS REEVE

4 The Courtyard Holding Street

• Rainham

Price: £1,025 Per Month

4 The Courtyard, Holding Street, , ME8 7HE
£1,025 Per Month

- ONE BEDROOM DUPLEX STYLE APARTMENT
- 1 ALLOCATED PARKING SPACE
- ATTRACTIVELY FITTED KITCHEN AND SHOWER ROOM
- CENTRAL RAINHAM LOCATION
- RENT £1,025PCM DEPOSIT £1,182 TENANT HOLDING DEPOSIT EQUAL TO 1 WEEKS RENT
- COUNCIL TAX BAND "C"/ MEDWAY COUNCIL
- EPC RATING"C"
- AVAILABLE BEGINNING OF JUNE 2026

Rent £1,025pcm, Security Deposit £1,182, tenant holding deposit equal to 1 week's rent

Welcome to this charming duplex apartment located on Holding Street in Rainham. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. The apartment features one bedroom, offering a comfortable and private space to unwind after a long day. You'll also find a well-maintained bathroom, providing convenience and functionality.

Situated in a convenient location, this duplex apartment offers easy access to local amenities and transport links. With parking available for one vehicle, you can enjoy the convenience of having your own designated parking space.

Don't miss the opportunity to make this lovely duplex apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

Lounge
15'5" x 12'11" (4.71m x 3.94m)
Composite entrance door. Double glazed sealed unit window to front, radiator, stairs to upper and lower levels.

Lobby
Under stairs storage cupboard, door to :

Kitchen/Breakfast Room
15'5" x 15'0" red to 7'8" (4.70m x 4.59m red to 2.35m)
Double glazed sealed unit window to rear, composite door to rear. Modern, grey fitted kitchen comprising base and eye level units with work surfaces over. Inset stainless steel sink unit with side drainer and mixer tap. Built in electric oven and induction hob with extractor fan over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. Radiator.

Landing

Shower Room
7'4" x 6'0" (2.25m x 1.83m)
2 frosted sealed unit windows to rear. Modern, white 3 piece suite featuring shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Chrome heated towel rail. Extractor fan.

Bedroom
15'1" x 8'10" (4.62m x 2.70m)
Double glazed sealed unit window to rear, radiator.

Exterior
Block paving to front.

Allocated parking space accessed from rear on Longley Road

Holding Deposit
A refundable holing deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

permitted tenant fess
All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement

Holding Deposit Equal to one week’s rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month’s rent payment prior to moving into the property

Security Deposit Capped at 5 week’s rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord’s costs to re-let the property will be due.

Default Fees Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

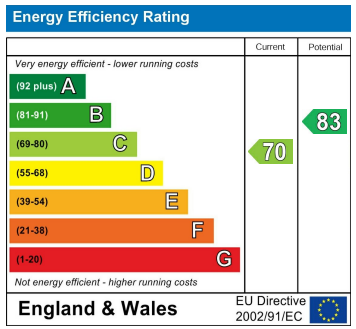
Utilities: To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

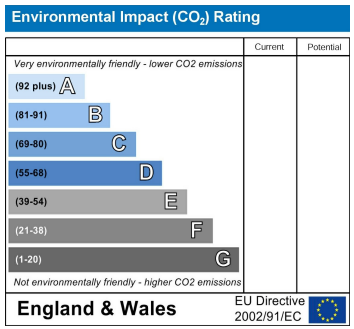
Council Tax: Payable to the billing authority unless classed as exempt.

Communications: Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite: Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License: Payable to the billing authority.





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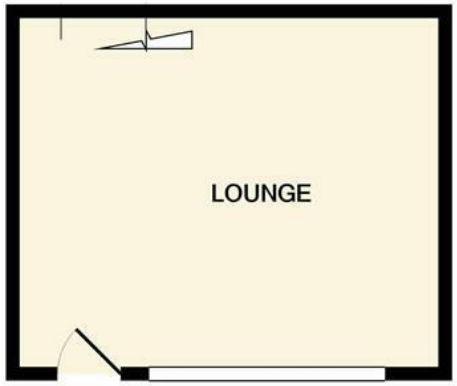
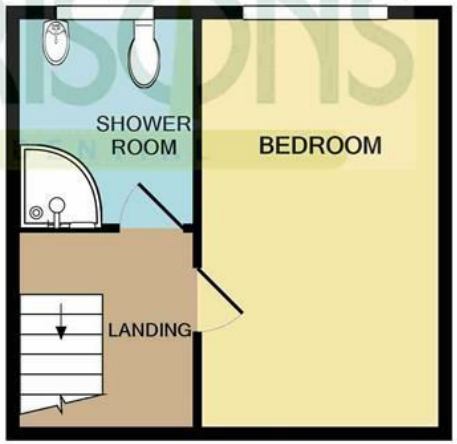


LOWER GROUND FLOOR
APPROX. FLOOR
AREA 230 SQ.FT.
(21.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 233 SQ.FT.
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Property Ombudsman