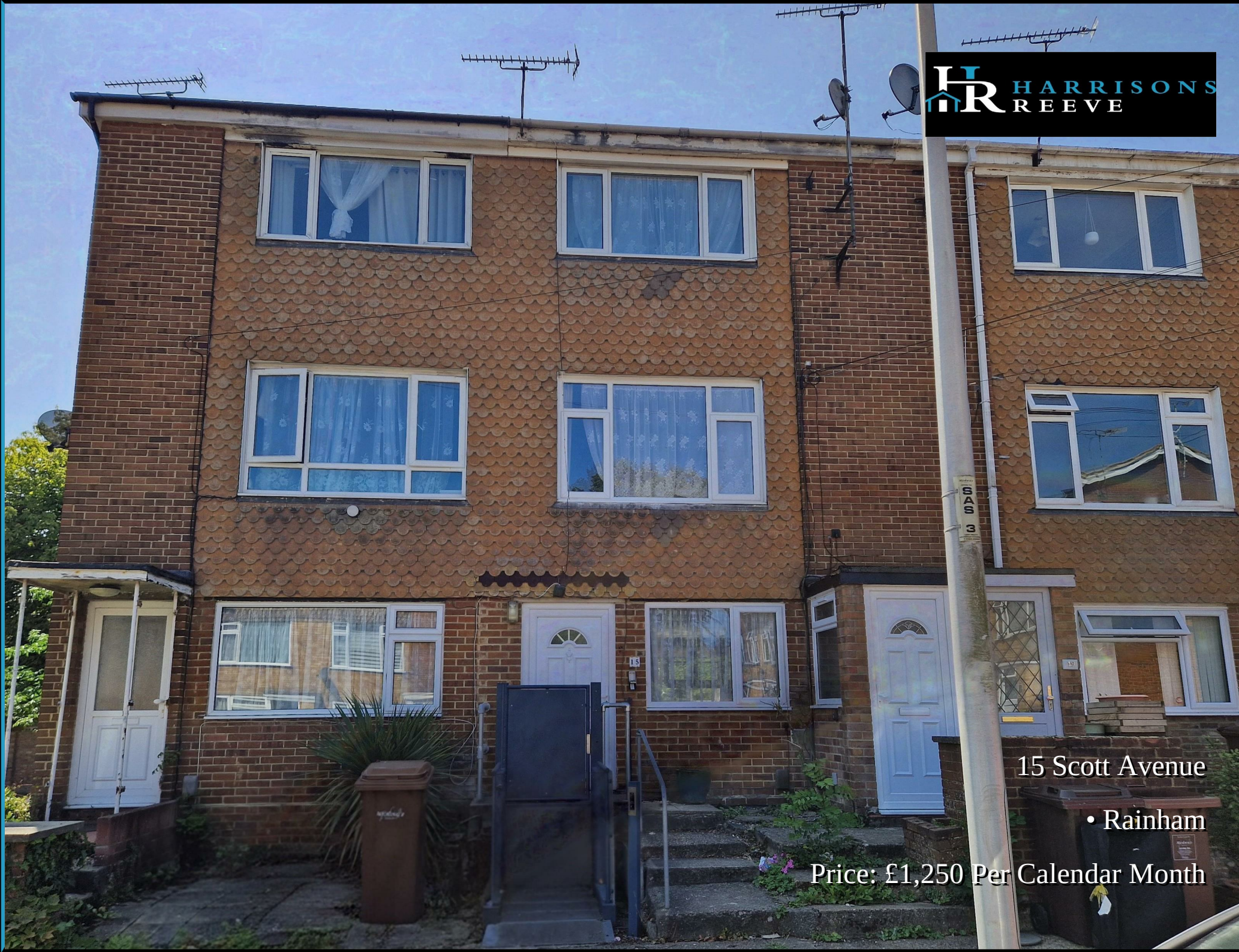


01634 379 799

www.harrisonsreeve.com

HR HARRISONS
REEVE



15 Scott Avenue

• Rainham

Price: £1,250 Per Calendar Month



15, Scott Avenue, , ME8 8BL
£1,250 Per Calendar Month

- TWO BEDROOM GROUND FLOOR FLAT
- CLOSE TO RAILWAY STATION
- CLOSE TO LOCAL AMENITIES
- WET ROOM
- GOOD SIZED LOW MAINTENANCE GARDEN
- LARGE OPEN PLAN KITCHN/DINER
- RENT £1,250CM, SECURITY DEPOSIT £1,442
- TENANT HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT



RENT £1,250CM, SECURITY DEPOSIT £1,442 TENANT HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT

Nestled in the charming area of Rainham, this delightful flat on Scott Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 678 square feet, this well-appointed residence features two spacious bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The flat also boasts a well-equipped bathroom, ensuring all your daily needs are met with ease.

The location is particularly advantageous, with local amenities, schools, and transport links within easy reach, making it a practical choice for those commuting or seeking a vibrant community.

If you are searching for a comfortable rental property, this flat on Scott Avenue presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers and renters alike. Do not miss the chance to make this charming flat your new home.

Open plan Lounge/Kitchen
24'0" x 10'10" (7.34 x 3.32)

Hallway
5'2" x 2'8" (1.59 x 0.83)

Bedroom 1

Bedroom 2

Wet Room
7'6" x 6'8" (2.30 x 2.05)

Garden

Permitted Tenant Fees

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.

Harrisons Reeve is a member of The Property Ombudsman which a redress scheme and Propertymark which is a client money protection scheme.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



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 (CO₂) 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
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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