



6 Thurlaston Court Mardale Close

• Rainham

Price: Price Range £140,000



6 Thurlaston Court, Mardale Close, , ME8 8NX  
Price Range £140,000

- PRICE RANGE £140,000 TO £160,000
- IDEAL FOR A FIRST TIME BUYER
- LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES
- 10 MINUTES WALK FROM RAINHAM TRAIN STATION
- CALL THE OFFICE TO BOOK YOUR VIEWING - AVOID DISAPPOINTMENT
- MEDWAY COUNCIL TAX BAND A
- EPC RATING C
- GARAGE EN-BLOC

\* PRICE RANGE £140,000 TO £160,000\*

Nestled in the tranquil Mardale Close, Rainham, this charming ONE BEDROOM FLAT offers a perfect blend of comfort and convenience.

Ideal for first-time buyers or those seeking a cosy retreat, the property features a well-proportioned reception room that invites relaxation and social gatherings. The bedroom provides a peaceful sanctuary, while the bathroom is designed for both functionality and comfort.

One of the standout features of this flat is the garage en-bloc. The location is particularly advantageous, as it is just a ten-minute walk from Rainham Train Station, making commuting to London and surrounding areas both easy and efficient.

This flat is not only a home but also a gateway to the vibrant community of Rainham, with local amenities, parks, and shops within easy reach. Whether you are looking to invest or settle down, this property presents an excellent opportunity to enjoy modern living in a desirable area. Don't miss the chance to make this delightful flat your own.

MEDWAY COUNCIL TAX BAND A

EPC RATING C

## SECOND FLOOR

### ENTRANCE HALL

With two storage cupboards and one housing the boiler and access to the loft space. The loft space is fully boarded to allow plenty of space for storage.

### BATHROOM

10'2" x 4'11" (3.1 x 1.5)

White suite comprising of bath, sink, WC, frosted window and heated towel rail.

### KITCHEN

10'2" x 6'10" (3.1 x 2.1)

With base and eye level units, stainless steel sink with window above.

### BEDROOM

13'1" x 10'2" (4.0 x 3.1)

With cupboard, window and radiator.

### LOUNGE

15'5" x 11'9" (4.7 x 3.6)

With window and radiator.

### GARAGE

En-bloc.

### Important Notice

Harrison 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 Harrison 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 Harrison 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, Hawkridge and Company and Apex Law as well as the services of Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

### 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	73	73
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

SECOND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



NOT TO SCALE - FOR ILLUSTRATION ONLY

TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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