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HR HARRISONS
REEVE



65 Scott Avenue

• Rainham

Price: £1,145 Per Calendar Month



65, Scott Avenue, , ME8 8BL
£1,145 Per Calendar Month

- 2 BEDROOM FIRST & SECOND FLOOR MAISONETTE
- AVAILABLE WITH IMMEDIATE EFFECT
- EPC RATING "C"
- £1145 PCM DEPOSIT £1321 TENANT HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT
- UNFURNISHED
- SMALL GARDEN AREA
- CLOSE TO RAINHAM TOWN CENTRE
- MEDWAY COUNCIL TAX BAND "A"

Nestled in the charming area of Scott Avenue, Rainham, Gillingham, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing ample room for furnishings and personal touches. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The maisonette features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property is situated in a friendly neighbourhood, with local amenities and transport links just a stone's throw away, making it easy to access everything you need for daily life.

This property presents an excellent opportunity for those looking to establish themselves in a vibrant community while enjoying the benefits of a well-maintained home. Whether you are a first-time buyer or seeking a rental investment, this maisonette on Scott Avenue is certainly worth considering. Embrace the chance to make this lovely property your own and enjoy all that Rainham has to offer.

Hallway

Entrance door, stair case to first floor.

Landing

Kitchen

13'10" x 5'8" (4.23m x 1.74m)

Windows to rear, modern fitted kitchen comprising base and eye level units with works surfaces over. Inset sink unit. Space and plumbing for washing machine. oven and hob with extractor fan.

Lounge

17'5" x 10'5" red to 6'4" (5.33m x 3.20m red to 1.95m)

Window to front, radiator, stair case to second floor.

Landing

Bathroom

Frosted window to rear, white 3 piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Radiator.

Bedroom 1

13'10" inc wardrobes x 10'8" (4.24m inc wardrobes x 3.27m)

Window to front, built in cupboard, radiator.

Bedroom 2

10'9" x 8'11" (3.28m x 2.74m)

Window to rear, radiator, built in cupboard

Exterior

Small garden area.

Holding Deposit

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

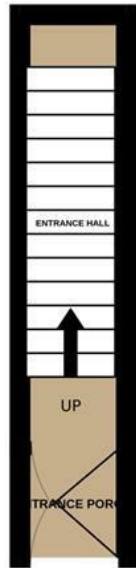


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

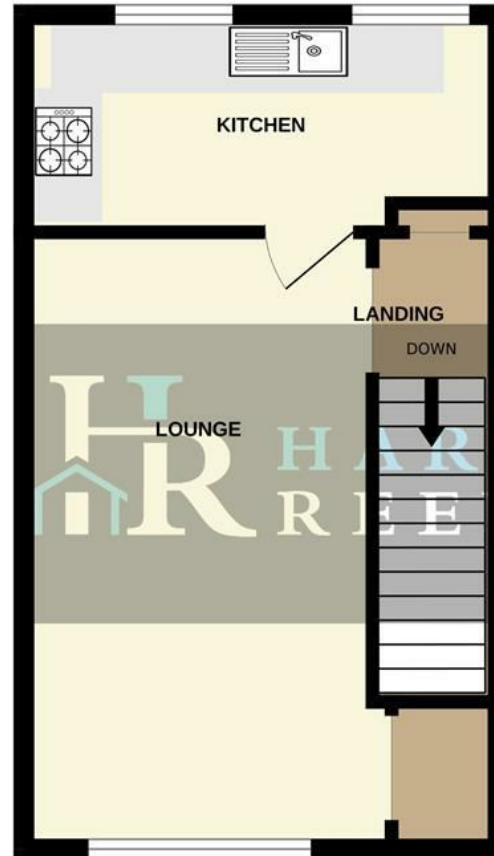
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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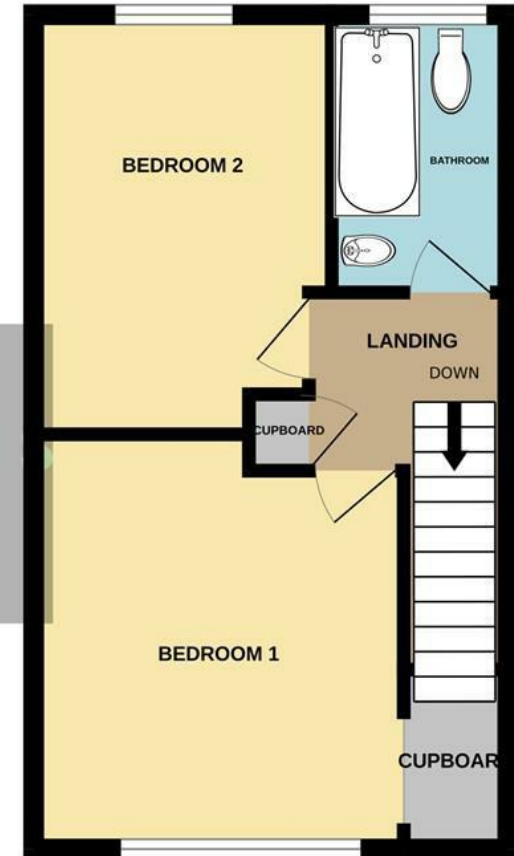
GROUND FLOOR
46 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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