01634 379 799

HARRISONS REEVE

66 Maplins Close

• Rainham

Price: Offers In The Region Of £170,000

www.harrisonsreeve.com

66, Maplins Close, , ME8 8BG
Offers In The Region Of £170,000

- OFFERS IN THE REGION OF £180,000
- TWO BEDROOM FLAT
- GROUND FLOOR FLAT, APPROX 693 SQ FT
- NO ONWARD CHAIN
- GARAGE
- GARDEN
- SPACIOUS PROPERTY
- QUIET LOCATION AND CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND A
- EPC RATING "D"

Nestled in the tranquil setting of Maplins Close, Rainham, this charming GROUND FLOOR flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples or small families seeking a comfortable home.

The flat features a spacious reception room, ideal for relaxation or entertaining guests, and a well-appointed bathroom that caters to your daily needs.

One of the standout features of this property is its private garden, providing a serene outdoor space for you to enjoy fresh air and sunshine. The flat is situated in a quiet location, ensuring peace and privacy while still being conveniently close to local amenities. This means you can easily access shops, schools, and other essential services, making daily life both convenient and enjoyable. The property is a 7minute walk from Rainham train station.

Additionally, the property comes with the advantage of NO ONWARD CHAIN, allowing for a smoother and quicker transaction process. For those with a vehicle, the flat also offers the benefit of a GARAGE, providing secure parking and extra storage space.

In summary, this two-bedroom flat in Maplins Close is an excellent opportunity for anyone looking for a comfortable and convenient home in a peaceful environment. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers.

Ground rent - £397.00 - per annum
Service charge - £12.50 per annum

EPC rating - D
Medway Council tax band A

PORCH
7'6" x 3'3" (2.3 x 1.0)
With door leading into the entrance hall.

ENTRANCE HALL
With a radiator and two storage cupboards.

KITCHEN
11'9" x 7'6" (3.6 x 2.3)
With base and eye level units, sink with window above. with space for a cooker and washing machine.

LOUNGE
14'1" x 11'1" (4.3 x 3.4)
With Vaillant boiler, electric fire place, window and a door leading to the rear garden.

BEDROOM 1
14'1" x 12'9" (4.3 x 3.9)
With radiator and window.

BEDROOM 2
10'9" x 8'10" (3.3 x 2.7)
With radiator and window.

BATHROOM
7'6" x 4'7" (2.3 x 1.4)
Suite comprising of bath, sink and toilet.

GARAGE
With metal up and over door.

GARDENS
FRONT - Path leading to front door and laid to lawn area.

REAR - With private area - laid to lawn.

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.

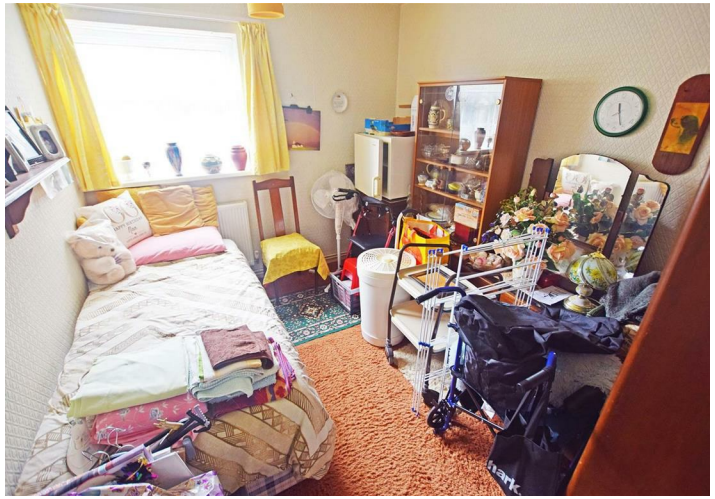
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

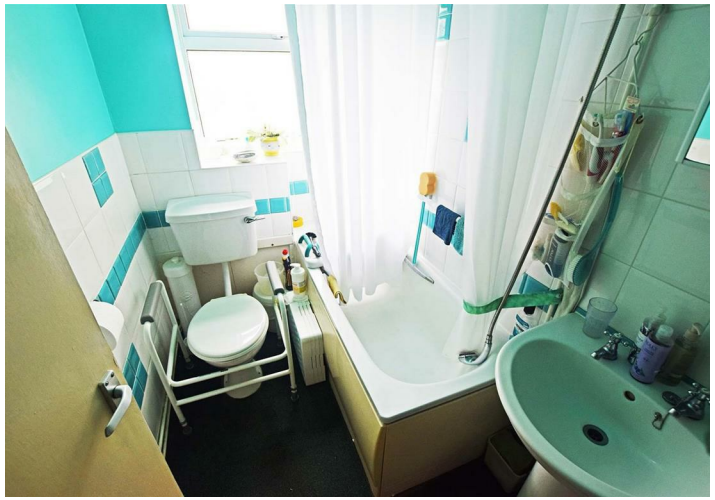
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

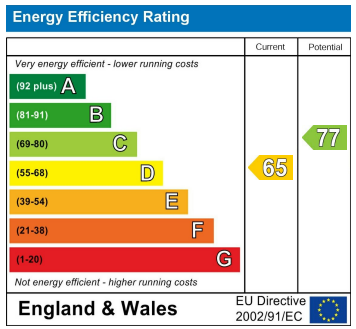
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

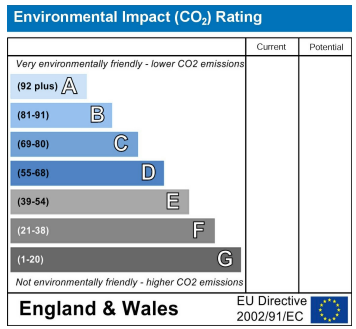
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent









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GROUND FLOOR
693 sq.ft. (64.3 sq.m.) approx.

HARRISONS RIEVE

TOTAL FLOOR AREA : 693 sq.ft. (64.3 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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