

01634 379 799

www.harrisonsreeve.com



73 Scott Avenue

• Rainham

Price: £1,145 Per Calendar Month





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

- 2 BEDROOM FIRST & SECOND FLOOR MAISONETTE
- AVAILABLE WITH IMMEDIATE EFFECT
- EPC RATING "C"
- £1145PCM 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 well-maintained, allowing you to move in with ease and start enjoying your new home right away.

You will find local amenities, parks, and transport links within easy reach, making this property not only a lovely home but also a practical choice for everyday living.

This maisonette on Scott Avenue is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming property your own.

**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 |         |                         |
|   |         | 74                      |
|   |         | 78                      |
| 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 |

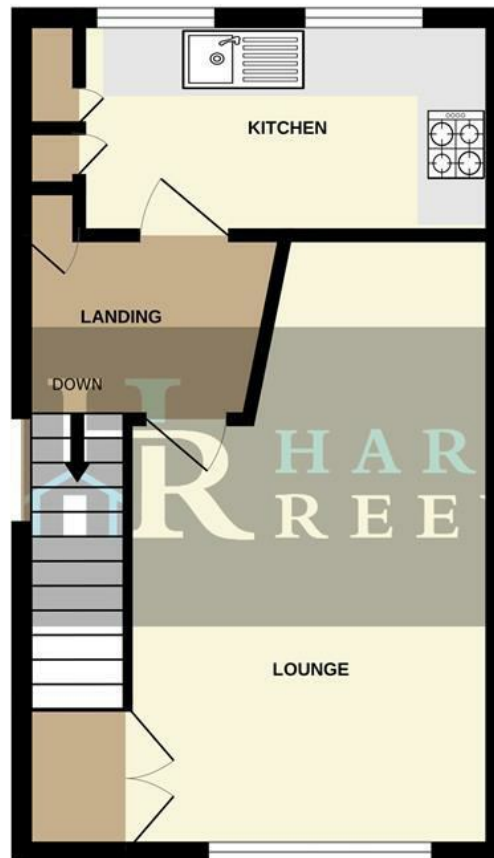
**Harrisons Reeve Harrisons Reeve Office**  
35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
medway@harrisonsreeve.com (01634) 379799



GROUND FLOOR  
37 sq.ft. (3.4 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 : 674 sq.ft. (62.6 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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