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 HARRISONS
REEVE



16 Harcourt Gardens

• Rainham

Price: £1,500 Per Month



16, Harcourt Gardens, , ME8 8TG
£1,500 Per Month

- 3 BEDROOM SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL AREA
- RENT £1,500 PCM SECURITY DEPOSIT £1,730 TENANT HOLDING DEPOSIT £346
- OFF ROAD PARKING TO FRONT
- EPC RATING "D" MEDWAY COUNCIL TAX BAND "C"
- LOUNGE AND KITCHEN/DINING ROOM
- UNFURNISHED, AVAILABLE WITH IMMEDIATE EFFECT
- REAR GARDEN OF APPROX. 35' IN DEPTH

* RENT £1,500PCM, SECURITY DEPOSIT £1,730, TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT *

Nestled in the charming area of Harcourt Gardens, Rainham, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings, providing both convenience and peace of mind.

This home is ideally situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a balance of suburban tranquility and urban convenience.

In summary, this semi-detached house in Harcourt Gardens is a wonderful opportunity for anyone looking to settle in a welcoming community. With its generous living space, ample bedrooms, and convenient parking, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home.

Ground Floor

Porch

Composite entrance door, hardwood door to :



Lounge

4.83m x 3.43m (15' 10" x 11' 3") : Double glazed window to front, upright radiator, door to :

Kitchen/Breakfast Room

4.83m x 3.47m (15' 10" x 11' 5") : Double glazed window and French doors to rear. White attractive fitted kitchen comprising base and eye level units with complimentary work surfaces over. Cupboard housing boiler. Space for fridge/freezer and tumble dryer. Space and plumbing for washing machine, and dish washer. Under stairs storage cupboard. Stair case to first floor. Under floor heating. Built in electric double oven and gas hob with extractor fan over.

First Floor

Landing

Access to loft space. Built in airing cupboard housing hot water cylinder.

Bedroom 1

3.45m x 2.26m to front of wardrobes (11' 4" x 7' 5") : Double glazed window to front, radiator, built in triple wardrobes. Built in storage cupboard.

Bedroom 2

2.65m x 2.59m (8' 8" x 8' 6") : Double glazed window to rear, radiator, built in wardrobe.

Bedroom 3

2.53m x 2.01m (8' 4" x 6' 7") : Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to rear. White 3 piece suite comprising "P" shaped panelled bath with shower screen and mains fed shower unit over, low level WC and wall mounted wash hand basin. Chrome heated towel rail. Local tiling. Extractor fan.

Exterior

Rear Garden

Approx 35' in depth. Decking area leading to

Frontage

Block paved driveway providing parking for 2 cars.

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.

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.

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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

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	
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	
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
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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