

01634 379 799

www.harrisonsreeve.com



28 Maplins Close

• Rainham

Price: £220,000



28, Maplins Close, , ME8 8BG
£220,000

- OFFERS IN THE REGION OF £220,000
- 2 BEDROOM GROUND FLOOR MAISONETTE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- INVESTMENT YIELD OF APPROX. 7%
- FANTASTIC PROXIMITY TO RAINHAM TRAIN STATION AND TOWN CENTRE
- 1 ALLOCATED PARKING SPACE
- PRESENTED FOR SALE IN A LOVELY CONDITION
- 177YRS REMAINING ON THE LEASE
- GROUND RENT APPROX £200 P.A
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "A"

Welcome to this charming maisonette located in the desirable area of Maplins Close, Rainham. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a convenient and welcoming home.

Spanning approximately 545 square feet, the maisonette features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is functional and well-appointed, catering to your everyday needs.

One of the notable advantages of this property is the availability of parking for one vehicle, ensuring that you have a secure and convenient place for your car. The location itself is ideal, with easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking a vibrant community.

This maisonette presents an excellent opportunity for anyone looking to establish themselves in a friendly neighbourhood. With its appealing layout and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your new home.

EPC RATING C
MEDWAY COUNCIL TAX BAND A

Porch

Lounge
14'11" max x 14'2" max (4.57m max x 4.32m max)

Kitchen
8'10" x 8'6" (2.70m x 2.60m)

Inner Hall

Bedroom 1
14'0" x 10'6" (4.27m x 3.21m)

Bedroom 2
9'11" x 7'5" (3.03m x 2.27m)

Bathroom

Exterior

Rear Garden
Courtyard style. Rear pedestrian access.

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.

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 and the photographs may have been enhanced using photo editing software.
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
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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		
	69	76

England & Wales EU Directive 2002/91/EC

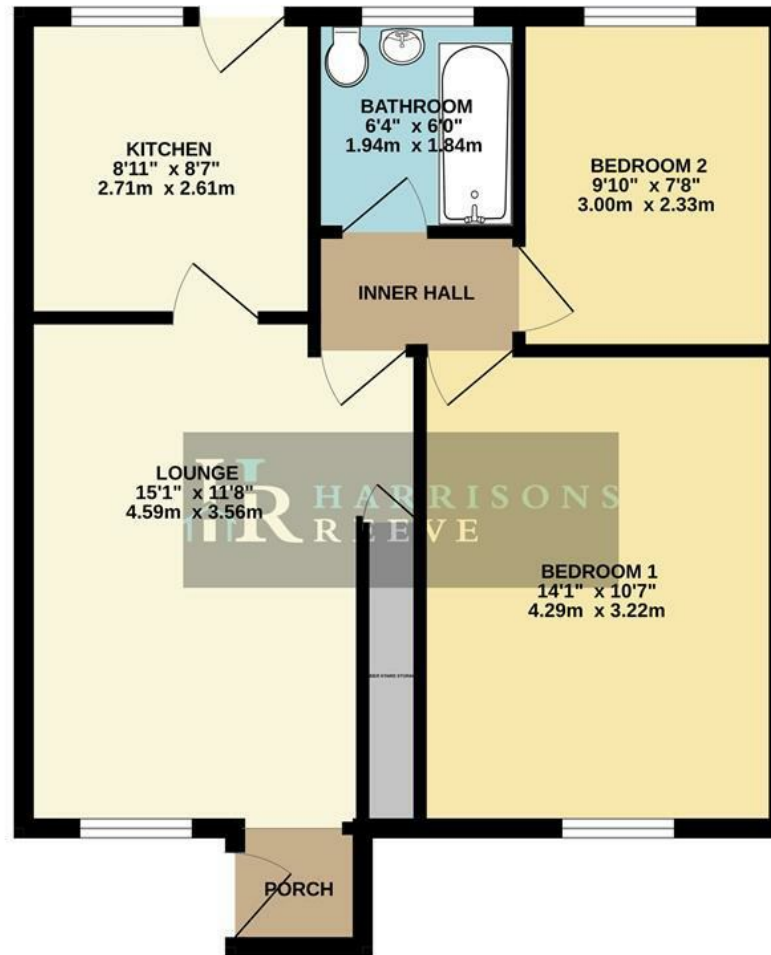
Environmental Impact (CO₂) Rating

	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

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

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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.
Made with Metropix 62026