

01634 379 799

www.harrisonsresidential.com



Flat 34 High Street
Rainham • Gillingham
Price: Asking Price £190,000



Flat 34, High Street, Rainham, ME8 8AZ
Asking Price £190,000

- ONE DOUBLE BEDROOM
- 2ND FLOOR FLAT
- COMMUNAL GARDENS
- COMMUNAL LAUNDRY FACILITIES
- MINUTES FROM RAINHAM HIGH STREET
- SERVICE CHARGE APPROX £2,983.30 PA
- GROUND RENT APPROX: £384
- APPROX 107 YEARS LEFT ON LEASE
- CHAIN FREE
- EPC RATING: C

Beautifully presented one bedroom second floor retirement apartment in Appletree Court located just minutes from Rainham high street.

Always popular to the over 60's this McCarthy Stone purpose built block comprises 34 individual flats/apartments benefitting from a residents lounge with kitchenette, well tended communal gardens with patio area, communal laundry room and guest facilities.

The accommodation to the apartment includes spacious lounge and bedroom, well fitted kitchen and shower room.

For further information or to book your viewing call Harrisons Residential today!

EPC Rating: C

Entrance Hall

9'8" x 4'0" (2.97m x 1.24m)
large storage cupboard housing boiler.

Lounge/Diner

11'11"x 17'5" (3.65mx 5.33m)
Double glazed window to front Double doors leading to kitchen.

Kitchen

7'0" x 8'9" (2.15m x 2.67m)
Double glazed window to front. Base and eye level units, base level hob and sink. Built in oven.

Shower Room

6'11" x 5'5" (2.12m x 1.67m)
Low level WC, base level hand wash basin, shower unit.

Bedroom

9'7" x 13'1" (2.93m x 4.00m)
Double glazed window to front. Built in wardrobe.

Important Notice

Harrisons Residential, 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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

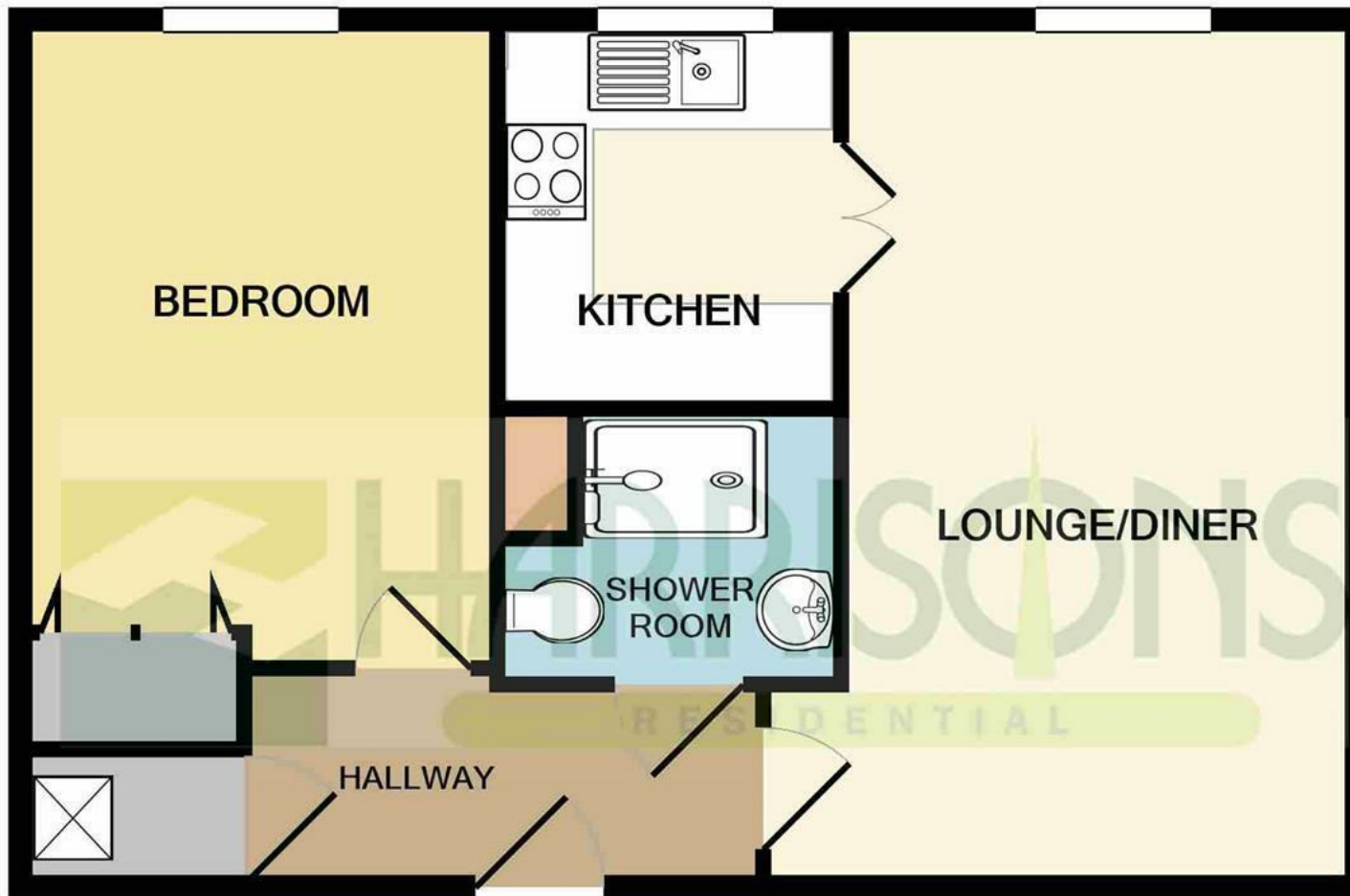
HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.



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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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