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HR HARRISONS
REEVE



36 Durling Court
Rainham • Gillingham

Price: £1,100 Per Calendar Month



36, Durling Court, Rainham, ME8 8ES
£1,100 Per Calendar Month

- £1100 PCM DEPOSIT £1269 TENANT HOLDING DEPOSIT EQUAL TO ONE WEEK'S RENT
- RECENTLY FITTED CARPETS & RECENTLY REFURBISHED
- TWO BEDROOMS
- SHOWER ROOM
- COMMUNAL GARDEN SPACE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- CLOSE TO RAINHAM TRAIN STATION
- EPC RATING 'D'

Welcome to this charming two-bedroom flat located in the desirable Durling Court, Rainham, Gillingham. Spanning an inviting 506 square feet, this recently refurbished property offers a modern living experience with a touch of elegance.

As you enter, you will be greeted by a bright and airy open-plan lounge and kitchen area, perfect for both relaxation and entertaining. The new carpets throughout the flat add a fresh and contemporary feel, enhancing the overall aesthetic of the space.

The flat comprises two bedrooms, providing ample space for rest and personalisation. The shower room is conveniently located, ensuring comfort and privacy for all residents.

Situated in a vibrant community, this property is ideal for those seeking a blend of convenience and tranquility. With local amenities and transport links nearby, you will find everything you need within easy reach.

Do not miss the chance to make this delightful flat your new home.

OPEN PLAN LOUNGE/KITCHEN

11'10" x 11'3" (3.61 x 3.44)

Recently fitted kitchen area, carpets, windows to front.

BEDROOM1

12'11" x 9'9" (3.95 x 2.99)

Carpets, Electric heater windows to rear

BEDROOM 2

9'8" x 6'11" (2.96 x 2.13)

Carpet, electric heater, windows to rear

SHOWER ROOM

6'6",321'6" x 3'3",183'8" (2.98 x 1.56)

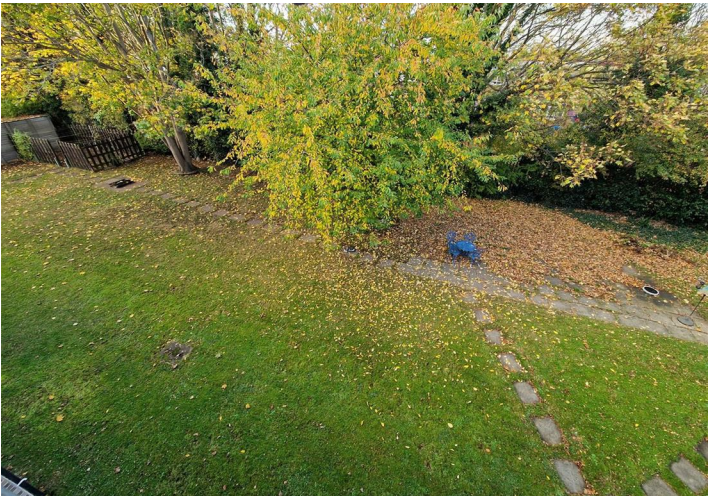
Shower, pedestal wash hand basin low level wc, electric towel rail.

COMMUNAL GARDEN

Communal garden with clothes drying 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		
	55	74
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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