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HARRISONS REEVE



62 Maplins Close

• Rainham

Price: £140,000







62, Maplins Close, , ME8 8BG
£140,000

- 2 BEDROOM FIRST AND SECOND FLOOR MAISONETTE
- CENTRAL RAINHAM LOCATION, IDEAL FOR COMMUTERS AND INVESTMENT BUYERS
- NO ONWARD CHAIN!!
- ALLOCATED PARKING SPACE & GARDEN AREA
- APPROX 705 SQ FT
- 43 YRS REMAINING ON THE LEASE
- ANNUAL SERVICE CHARGE OF £410, ANNUAL GROUND RENT £12.50
- REPLACEMENT ROOF FITTED APPROX. 2025

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

With a total area of 710 square feet, the property features a well-proportioned reception room that provides an inviting space for relaxation and entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

Built in 1971, this property combines classic charm with modern potential, allowing you to add your personal touch while enjoying the benefits of a well-established home. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for those looking to settle in a friendly neighbourhood.

Whether you are a first-time buyer or looking to downsize, this property on Maplins Close presents a wonderful opportunity to create a warm and welcoming home. Do not miss the chance to view this lovely residence and envision your future in this inviting space.

Ground Floor
Entrance door, stair case to first floor.

First Floor Landing
Wall mounted boiler, double glazed window to front, radiator. Built in storage cupboard.

Lounge
14'0" x 12'10" red to 10'0" (4.27m x 3.92m red to 3.07m)
Double glazed window to rear, radiator.

Kitchen
11'2" x 7'1" (3.42m x 2.18m)
Double glazed window to front. White fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob.

Second Floor Landing

Bedroom 1
10'8" x 10'5" (3.26m x 3.20m)
Double glazed window to front, radiator, 2 built in storage cupboards.

Bedroom 2
10'9" x 8'10" (3.30m x 2.71m)
Double glazed window to rear, radiator. Built in wardrobe.

Bathroom
7'8" x 4'9" (2.36m x 1.47m)
Frosted double glazed window to rear. White bathroom suite featuring panelled bath with wall mounted shower, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

1 Allocated parking space

Garden area
Located to rear, mainly laid to lawn.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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.

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

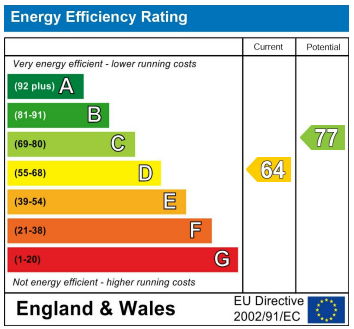
AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst 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.

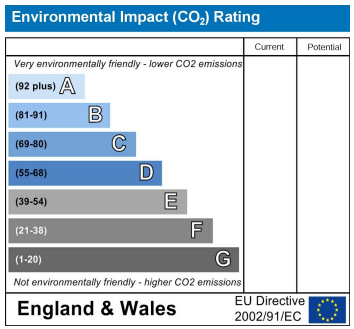












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GROUND
31 sq.ft. (2.9 sq.m.) approx.

FIRST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

SECOND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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