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www.harrisonsreeve.com

 HARRISONS
REEVE



2A Orchard Street

• Rainham

Price: £950 Per Month



2A, Orchard Street, , ME8 9AA
£950 Per Month

- 1 BEDROOM FIRST FLOOR MAISONETTE IN CENTRAL RAINHAM LOCATION
- RENT £950PCM, SECURITY DEPOSIT £1,096, TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT
- OFF STREET PARKING FOR 1 CAR
- FANTASTIC LOCATION FOR RAINHAM TRAIN STATION AND TOWN CENTRE
- RECENTLY REFURBISHED
- AVAILABLE WITH IMMEDIATE EFFECT!
- LET UNFURNISHED
- MEDWAY COUNCIL TAX BAND "A", EPC RATING "D"
- VERY WELL PRESENTED, MODERN KITCHEN AND SHOWER ROOM

Nestled in the heart of Gillingham on Orchard Street, this charming one-bedroom maisonette offers a delightful blend of comfort and convenience. Spanning an area of 437 square feet, the property is perfect for individuals or couples seeking a cosy yet functional living space.

Upon entering, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The well-appointed bedroom offers a peaceful retreat, ensuring restful nights. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this maisonette is the availability of parking for one vehicle, a valuable asset in this bustling area. The location is ideal, with easy access to local amenities, shops, and transport links, making it a practical choice for those commuting or exploring the vibrant surroundings.

Entrance

Stair case to first floor

Bedroom

11'11" x 11'8" (3.64m x 3.58m)

Double glazed window to front, radiator, built in cupboard housing boiler.

Lounge

11'11" x 11'8" (3.64m x 3.57m)

Double glazed window to side, radiator.

Kitchen

9'9" x 5'11" (2.98m x 1.82m)

Double glazed window to rear. Radiator. White fitted kitchen comprising base and eye units. Inset stainless steel sink unit with side drainer and mixer tap. Built in electric oven and hob with extractor fan over.

Inner Hall

Shower Room

6'10" x 5'7" (2.10m x 1.71m)

White suite featuring shower cubicle with mains fitted shower, low level WC and pedestal wash hand basin. Extractor fan. Heated towel rail.

Exterior

Allocated parking space

For 1 car.

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

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

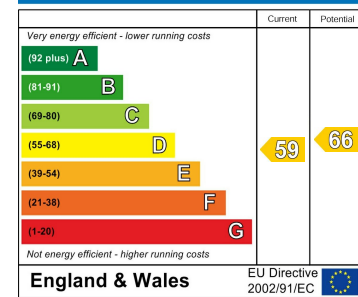
Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

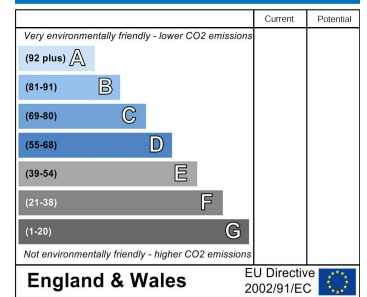
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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FIRST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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