01634 379 799

www.harrisonsreeve.com

HARRISONS REEVE

1 Atkins Gate, Orchard Street

• Gillingham

Price: £1,250 Per Calendar Month

1, Atkins Gate, Orchard Street, , ME8 9EZ
£1,250 Per Calendar Month

- 2 BEDROOM GROUND FLOOR APARTMENT, IDEAL FOR COMMUTERS
- RENT £1250 PCM DEPOSIT £1,442, TENANT HOLDING DEPOSIT £288
- PARKING SPACE
- UNFURNISHED
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EPC RATING C
- MEDWAY COUNCIL TAX BAND 'B'
- AVAILABLE FROM MID JANUARY

Nestled in the heart of Rainham, this charming apartment at Atkins Gate on Orchard Street offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this residence is perfect for small families, couples, or individuals seeking a serene retreat. The property boasts two bathrooms, ensuring convenience and privacy for all occupants.

Upon entering, you will be greeted by a spacious reception room, ideal for relaxation or entertaining guests. The apartment has recently been redecorated, presenting a fresh and inviting atmosphere that is ready for you to make it your own.

For those who require parking, the property includes one allocated parking space, providing ease and security for your vehicle.

This apartment will be available for occupancy from mid-January, making it an excellent opportunity for those looking to settle into a new home in the new year. With its prime location close to Rainham Station with links to London and close proximity to Rainham town centre, this property is not to be missed. Come and experience the charm of Rainham living in this delightful apartment.

Entrance Hall
Entrance hallway, storage heater.

Lounge
16'5" x 11'5" (5.01 x 3.5)
Double glazed window to rear, electric heater, open to:

Kitchen
7'10" x 7'10" (2.4 x 2.4)
Modern fitted kitchen comprising high gloss base and eye level units with fitted work surfaces, intergrated dish washer, washing machine, fridge freezer, built in oven and hob with extractor hood, inset sink unit and drainer with mixer tap. tiled flooring and splashback.

Master Bedroom
10'1" x 12'1" (3.09 x 3.70)
Double glazed window to rear. Door to :

en-suite shower room
6'7" x 4'0" (2.03 x 1.23)
White suite comprising low level WC, Shower and pedestal wash hand basin.

Family Bathroom
5'5" x 6'5" (1.67 x 1.98)
Double glazed window to side, White suite comprising panelled bath, low level WC vanity unit with inset sink unit, heated towel rail.

Bedroom 2
9'9" x 6'11" (2.99 x 2.12)
Double glazed window to side,

Exterior
1 allocated parking space in residents parking 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

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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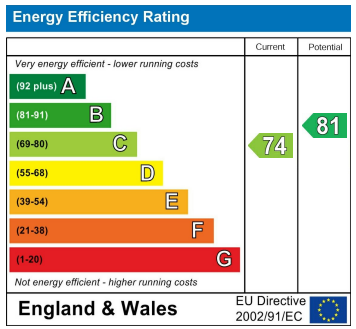
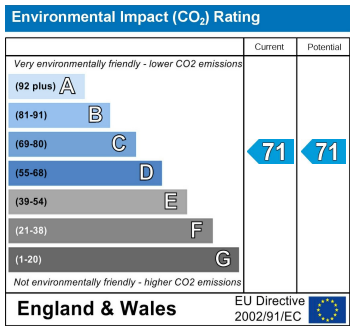
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

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





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GROUND FLOOR

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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