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Appletree Court High Street

Rainham

Price: Asking Price £230,000



Appletree Court, High Street, Rainham, ME8 8AZ  
Asking Price £230,000

- TWO BEDROOM RETIREMENT APARTMENT
- LIFT TO ALL FLOORS
- COMMUNAL LOUNGE
- COMMUNAL LAUNDRY AREA
- LEASE: 125 YEARS FROM 2004
- SCHARGE: £5,754.50 GRENT:£450
- OVER 60'S ONLY
- CHAIN FREE
- CTAX BAND:
- EPC RATING: B

Nestled in the heart of Rainham, this charming retirement property offers a perfect blend of comfort and convenience. Located on the bustling High Street, residents will enjoy easy access to a variety of local amenities, ensuring that daily necessities are just a stone's throw away.

This delightful home features a spacious lounge/diner, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for both rest and personalisation, making it a perfect retreat for those seeking a peaceful lifestyle. The property also includes a well-appointed bathroom, catering to all your needs.

One of the standout features of this property is the lift that provides access to all floors, ensuring ease of movement for residents. The communal lounge offers a welcoming space for socialising with neighbours, fostering a sense of community and companionship. Additionally, the communal laundry area adds to the convenience of living in this well-maintained building.

Being chain-free, this property presents an excellent opportunity for a smooth and straightforward purchase. Whether you are looking to downsize or seeking a vibrant community to enjoy your retirement, Appletree Court is an ideal choice. Embrace a new chapter in a location that combines comfort, accessibility, and a friendly atmosphere.

EPC Rating: B

**Entrance Hall**  
19'6" x 4'0" (5.95m x 1.24m)

**Lounge/Diner**  
12'0" x 17'6" (3.67m x 5.34m)

**Kitchen**  
6'11" x 8'9" (2.13m x 2.69m)

**Bathroom**  
6'11" x 5'5" (2.12m x 1.67m)

**Bedroom 1**  
16'6" x 8'9" (5.05m x 2.67m)

**Bedroom 2**  
9'7" x 13'2" (2.93m x 4.02m)

**Communal Garden**

**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

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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