

01634 379 799

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HARRISONS
REEVE



20 Meresborough Road

• RAINHAM

Price: Offers In Excess Of £150,000



20, Meresborough Road, , ME8 8SR
Offers In Excess Of £150,000

- 1 BEDROOM GROUND FLOOR APARTMENT
- RAINHAM LOCATION
- OIEO £150,000
- EPC RATING "C" - 72
- COUNCIL TAX BAND "A"
- ALLOCATED PARKING SPACE & VISITOR SPACES
- APPROX. 91 YRS REMAINING ON THE LEASE
- NO ONWARD CHAIN!!
- WHITE GOODS INCLUDED

HARRISONS REEVE are delighted in offering for sale, this 1 bedroom GROUND FLOOR, apartment in Rainham, conveniently located for access to Rainham town centre, main roads and local amenities.

Sure to make the ideal FIRST TIME OR INVESTMENT PURCHASE, the property is available with NO ONWARD CHAIN and comes with the added benefit of 1 ALLOCATED PARKING SPACE.

The access is provided via a secure communal entrance, with accommodation comprising entrance hall, bedroom, bathroom, lounge/dining room and kitchen.

To make your enquiry and book your viewing, call the team today



Communal Entrance Hall

Communal entrance door with entry phone.

Entrance Hall

Entry phone, two built in storage cupboards, radiator.

Lounge

17'8" x 9'7" (5.39m x 2.94)

Window to front, 2 radiators.

Kitchen

7'10" x 6'2" (2.41m x 1.89m)

Window to front, base and eye level units, inset single drainer sink unit, inset electric hob, cooker hood over, built in electric oven, free standing fridge/freezer, free standing washing machine, wall mounted gas fired boiler supplying domestic hot water and central heating,.

Bathroom

White suite comprising paneled bath with mixer taps, mains thermostatic shower unit over, pedestal wash hand basin, low level WC, radiator.

Bedroom

11'5" x 8'7" (3.48m x 2.64m)

Window to front, radiator.

Allocated Parking Space

For 1 car.



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:

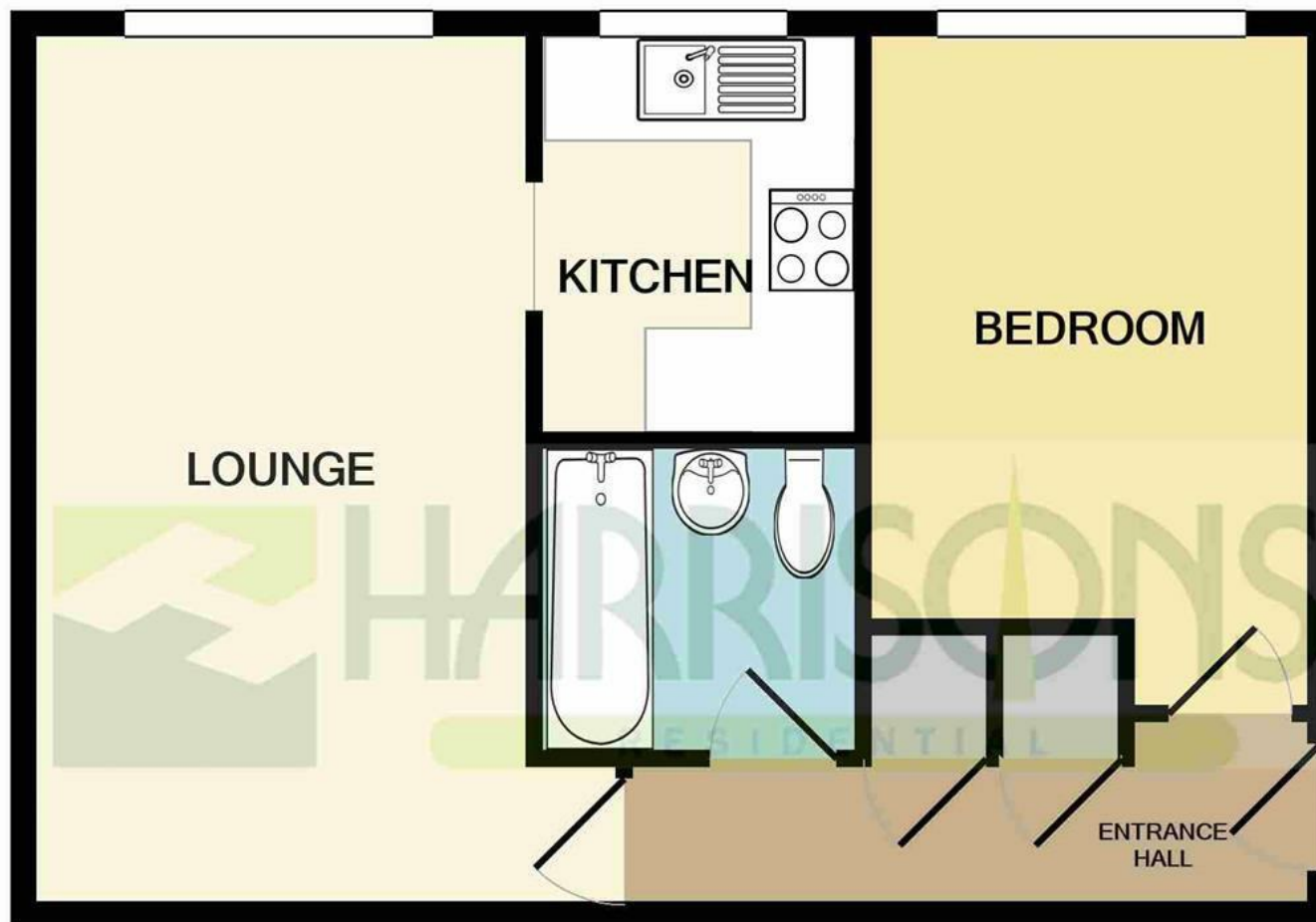
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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



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		
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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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