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HR HARRISONS
REEVE



51 Brown Street

Rainham • Gillingham

Price: £1,400 Per Calendar Month

generated content



51, Brown Street, Rainham, ME8 7JN
 £1,400 Per Calendar Month

- 2 BEDROOM TERRACED HOUSE,
- RENT £1,400 PCM, SECURITY DEPOSIT £1,615, HOLDING DEPOSIT £323
- CENTRAL RAINHAM LOCATION
- RECENTLY REDECORATED
- EPC RATING BAND "D"
- COUNCIL TAX BAND "B" MEDWAY COUNCIL
- GARDEN

Nestled on the charming Brown Street in Rainham, Gillingham, this delightful property offers a perfect blend of comfort and convenience. Built in 1930, the home has recently been redecorated, presenting a fresh and inviting atmosphere for its new occupants.

The heart of the home is a welcoming reception room, perfect for relaxation or entertaining guests. The property also includes a well-appointed bathroom, ensuring all essential amenities are readily available.

One of the standout features of this residence is its prime location. Situated within close proximity to the train station, commuting to nearby areas is both easy and efficient. Additionally, the bustling Rainham precinct is just a short walk away, offering a variety of shops, cafes, and local services to cater to your everyday needs.

This property presents an excellent opportunity for those looking to settle in a vibrant community with convenient access to transport links and local amenities. Whether you are a first-time buyer or seeking a rental, this home is sure to impress with its character and modern touches. Don't miss the chance to make this lovely property your own.

ENTRANCE PORCH

LOUNGE
 13'10" x 11'10" (4.24 x 3.61)

KITCHEN/DINER
 14'7" x 9'10" (4.47 x 3)
 Space for cooker and fridge freezer, boiler

LOBBY
 4'8" x 4'5" (1.44 x 1.36)

BATHROOM
 6'11" x 5'0" (2.13 x 1.53)
 Bath with shower, sink, low level WC

FIRST FLOOR LANDING

BEDROOM 1
 11'9" x 9'10" (3.6 x 3)
 Cupboard with hanging rail

BEDROOM 2
 12'4" x 7'2" (3.78 x 2.2)
 Cupboard.

BEDROOM 3
 7'3" x 9'4" (2.22 x 2.85)

GARDEN

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.

Harrisons Reeve is a member of The Property Ombudsman which a redress scheme and Propertymark which is a client money protection scheme.

Holding Deposit

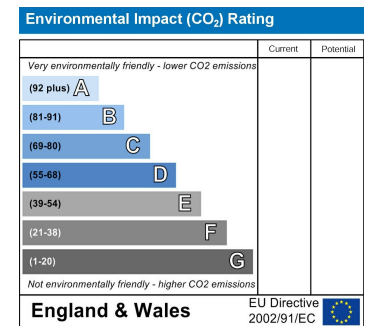
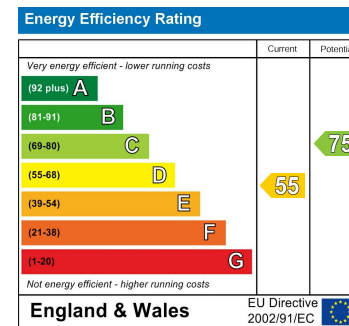
A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

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.

Rent Warranty Cover

Please note that Harrisons Reeve, acting under cover of an introducer only, can on a landlord's behalf obtain a rental warranty cover, for which a small administration fee may apply.



Harrisons Reeve Harrisons Reeve Office
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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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