



High Street, Rainham, Gillingham  
Asking Price £479,950

## Key Features

- Communal Owners' Lounge With Coffee Bar And Wifi
- Guest Suite For Visiting Family And Friends To Stay Over
- Landscaped Grounds With Patio And Seating Area
- On Site Lodge Manager
- Close To Local Amenities
- Free Car Parking
- Secure Camera Entry System
- 24 Hour Careline Support System
- Energy Efficient And Economical Heating
- Lift To All Floors



## Property Summary

Exclusively for the over 60's a BRAND NEW collection of stunning one and two bedroom retirement apartments in Rainham TOWN CENTRE. Where you can enjoy a safe and secure lifestyle with LESS MAINTENANCE and more time for you. Benefiting from an Owners' Lounge with coffee bar perfect for socialising with family and friends.



## About The Apartment

This beautiful apartment comes with a fully fitted kitchen, spacious living room, separate shower room and Two large bedrooms.

The kitchen has been designed for practicality, with integrated fridge/freezer and a waist-height oven to save bending down. There's also an integral washer/dryer fitted. The bedrooms come complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered.

## About The Development

This stunning retirement development of one and two bedroom apartments is in a fantastic, central location, close to all the essential amenities and public transport. Bond Lodge is home to 55 apartments and includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

## Living Room

17'7 x 11'4

## Kitchen

8'3 x 8'1

## Bedroom One

13'9 x 9'5

## Ensuite

6'11 x 5'7

## Bedroom Two

16'1 x 9'7

## Bathroom

8'1 x 6'8

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

## - Lets Keep It Local, Lets Keep It LambornHill

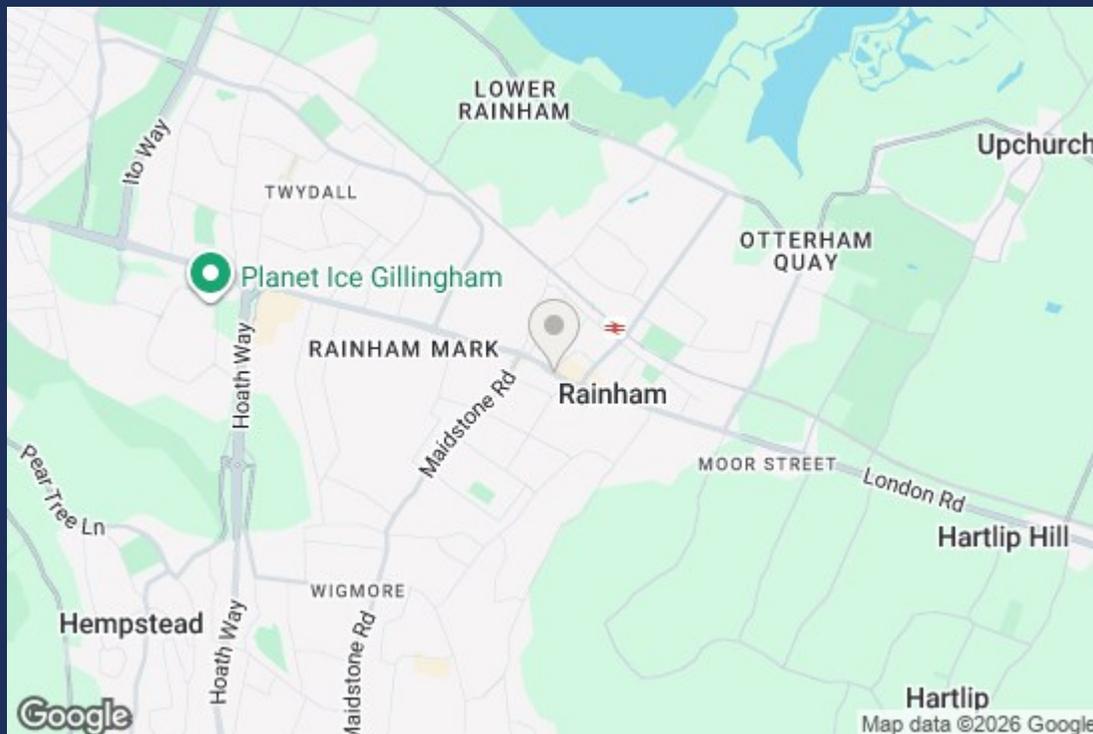
## Social & Communal Lifestyle

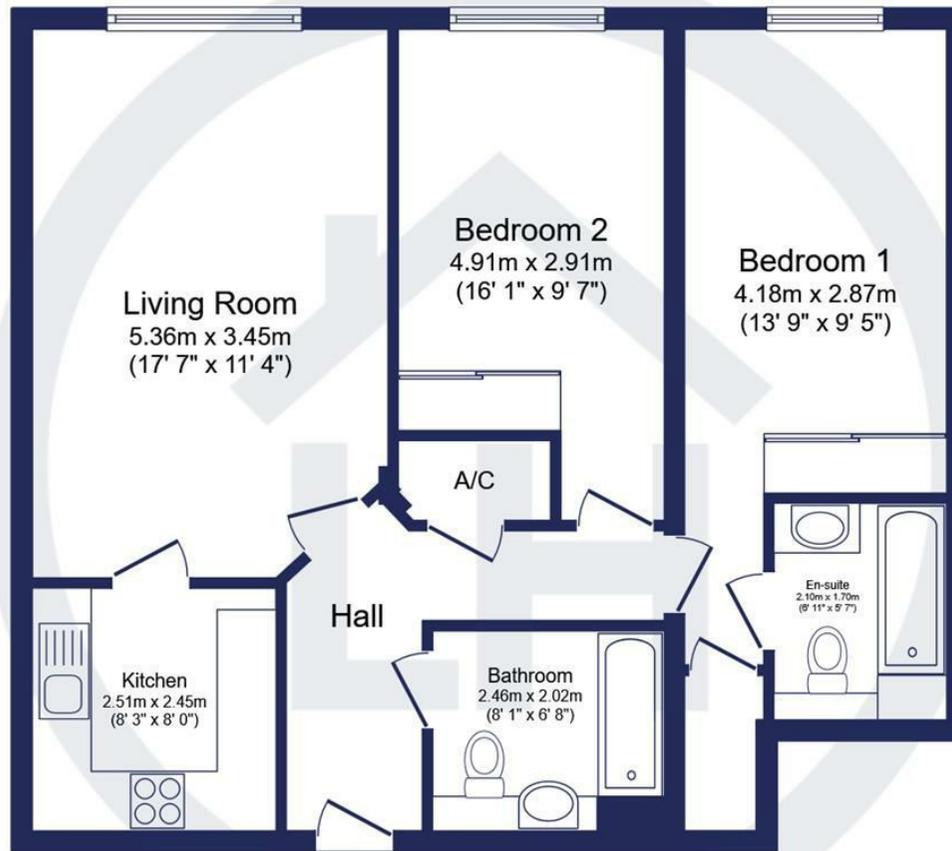
Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

## Safety & Security

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

This apartment comes complete with a 24 hour emergency Careline system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.





**Ground Floor**  
Floor area 73.0 sq.m. (785 sq.ft.)

Total floor area: 73.0 sq.m. (785 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road, Rainham, ME8 9PN

T: 01634 912700

[rainham@lambornhill.com](mailto:rainham@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

