



## 62 Sedley Close

Rainham, ME8 9QZ

Guide price £200,000



**PRICE GUIDE £200,000 TO £225,000. LONG LEASE!** This immaculately presented first-floor flat offers a superb opportunity for those seeking a stylish, ready-to-move-into home. Featuring contemporary décor throughout, the property is ideal for first-time buyers stepping onto the property ladder or for downsizers wanting comfort without compromise. Inside, the accommodation includes two generously sized bedrooms, each offering a peaceful and comfortable retreat. The modern shower room has been finished with quality fittings, combining practicality with a sleek design. The spacious lounge/diner provides a welcoming setting for both relaxation and entertaining, while the well-appointed kitchen offers everything needed for convenient, everyday living. Large windows and a thoughtful layout ensure the property feels bright, airy, and inviting throughout. Externally, residents enjoy neatly maintained communal gardens, providing a pleasant outdoor space. A valuable addition to this home is the garage—ideal for secure parking or extra storage, and a highly sought-after feature in this location. Situated in a popular area of Parkwood, the property benefits from easy access to local amenities including shops, reputable schools, and excellent transport links, supporting a convenient and well-connected lifestyle. This exceptional flat truly is one you can move straight into and enjoy from day one. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer—homes of this quality and convenience are rarely available for long. The vendor advises us the ground rent is £150 per annum paid £75 every 6 months. The service charge is £70 per month and This includes buildings insurance. The remaining lease is 119 years (all to be verified by your solicitor).



Communal Entrance Door

Stairs to First Floor

Entrance Door To Flat

Bedroom 1

12'8 x 10'4 (3.86m x 3.15m )

Bedroom 2

13'4 x 6'7 (4.06m x 2.01m)

Lounge/Diner

17'7 x 12'9

Kitchen

14'3 x 7'6 (4.34m x 2.29m )

Shower Room

8'5 x 5'1 (2.57m x 1.55m)

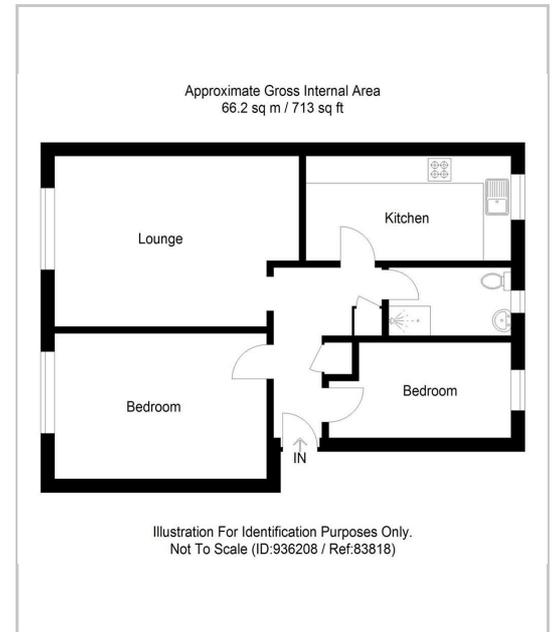
Communal Gardens

Garage En Bloc

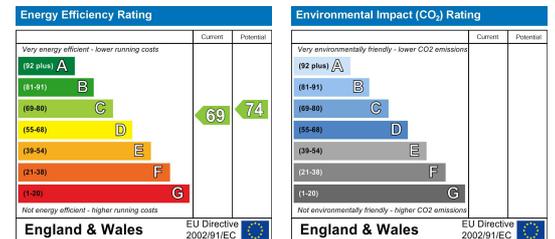
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.