



54 Old Castle Walk

Rainham, ME8 9TZ

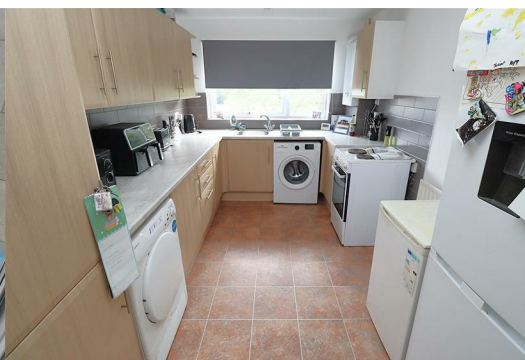
Offers over £210,000



LONG LEASE AND FAVOURABLE SERVICE CHARGE! A modern and generous sized 2 double bedroom top floor flat, situated in an attractive purpose built apartment building.

Upon entry, you are instantly greeted by a perception of light and airy, spacious accommodation throughout. Benefits include a stylish bathroom, well presented kitchen and well spacious lounge.

The property also benefits from the right to use a garage en bloc. Excellent bus links provide regular service to Hempstead Valley Shopping Centre, Gillingham, Chatham and Rainham Station, offering direct trains to London. Several reputable schools are situated very close by, along with easy Motorway access. A superb opportunity for first time buyers or buy to let investors. NO CHAIN. GROUND RENT: £30 per year, SERVICE CHARGE APPROX: £110 per month & REMAINING LEASE 980 YEARS (All to be verified by your solicitor).



Communal Entrance Door Into Hallway

Stairs to 2nd Floor

Door Into Flat

Hallway

Kitchen

14'6 x 8'2 max (4.42m x 2.49m max)

Lounge

13'7 x 12'3 (4.14m x 3.73m)

Bathroom

11'6 x 5'6 (3.51m x 1.68m)

Bedroom 1

14'3 x 9'6 max (4.34m x 2.90m max)

Bedroom 2

13'7 x 7'7 (4.14m x 2.31m)

Right To Use Garage En Bloc

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

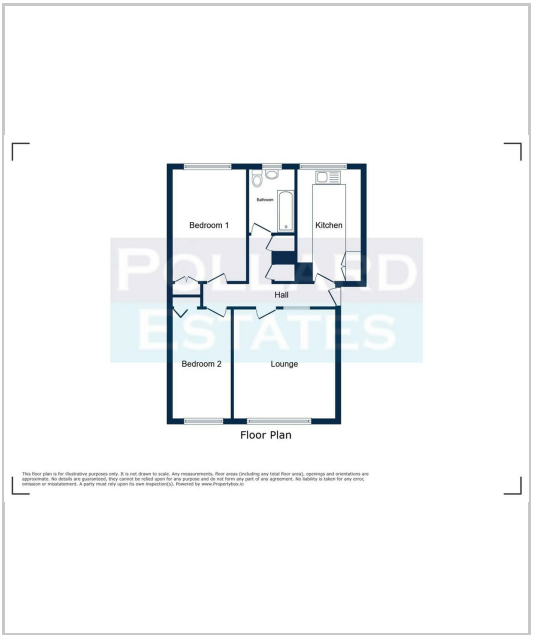
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

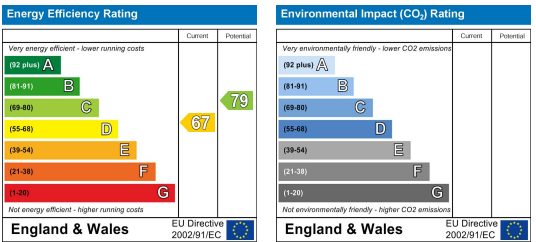
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.