



Three Bedroom Maisonette
High Street, Rainham, Gillingham, Kent, ME8 8BA

Offers in Excess of £280,000
Leasehold

High Street, Rainham, Gillingham, Kent, ME8 8BA

Offers in Excess of £280,000

Leasehold

Description

Welcome to this fantastic three bedroom maisonette in popular Rainham, thoughtfully designed and spread over three impressive floors. The spacious accommodation is set over three expansive floors and the maisonette boasts high ceilings that enhance the sense of space and light throughout the home. Benefitting from the convenience of off-road parking for multiple vehicles, ensuring secure and hassle-free parking and a gated low maintenance garden perfect for outdoor entertaining and relaxation.

The ground floor features a large kitchen/diner with peninsula, ideal for family meals and gatherings, alongside a convenient W/C and good size storage cupboard, the first floor offers a spacious lounge and dining room, featuring a fabulous open fireplace with a stunning marble surround and original tiles, creating a warm and inviting atmosphere. Bedroom two is also located on the first floor, and is complemented by an ensuite bathroom, providing a private retreat for guests or family members. The second floor comprises of two further double bedrooms, including the primary bedroom which benefits from a stylish ensuite shower room, offering a serene escape at the end of the day. This unique property is a rare find, combining period features with modern conveniences to create a truly exceptional living space. Whether you're relaxing in the beautifully appointed living areas, entertaining in the spacious kitchen/diner, or enjoying the privacy of the ensuite bedrooms, this home has it all. Don't miss the opportunity to make this fantastic home your own, contact the Greyfox Sales Team in Rainham to arrange your viewing today.

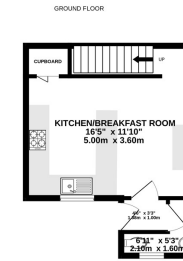
Note – This property is adjacent to a commercial unit.

Key Features

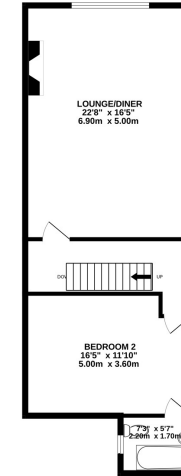
- Maisonette Set Over Three Floors
- Three Spacious Double Bedrooms
- Ground Floor W/C & Two En-Suite Bathrooms
- Off Road Parking For Multiple Vehicles
- Well Appointed Kitchen/Diner with Peninsula
- Gated Low Maintenance Garden measuring approx. 25 x 20ft
- Lease 99 Years Remaining from 13/05/2016
- Popular Rainham Location, Close to the Train Station, Bus Routes, Shops, Schools & Amenities

Local Area

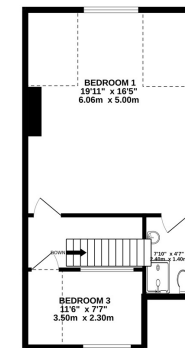
Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities within the town, a mainline station and a selection of local schools including Rainham Mark Grammar School.



1ST FLOOR



2ND FLOOR



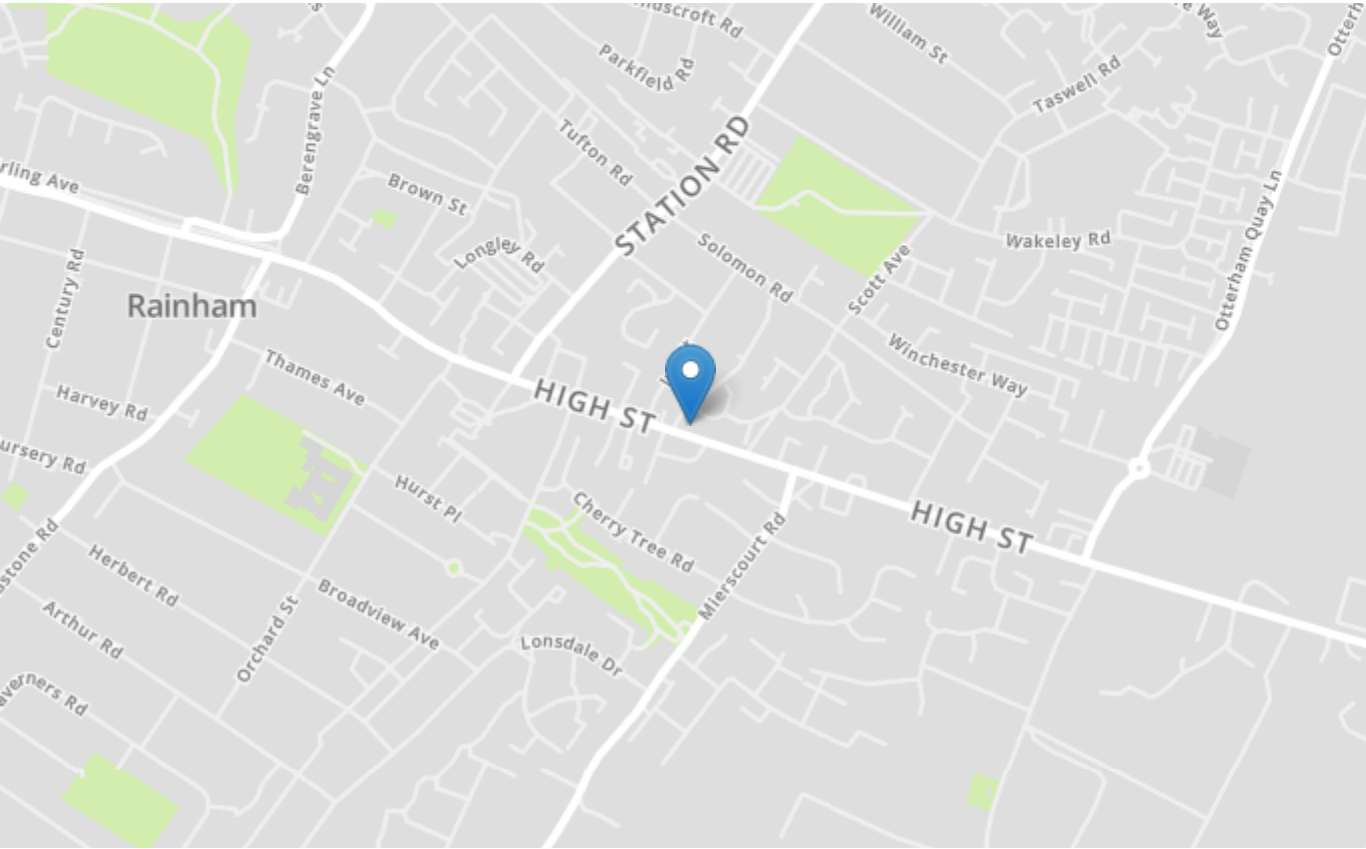
NOT TO SCALE - FOR ILLUSTRATION ONLY


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.
Made with Metropix ©2024



Property Location

High Street, Rainham, Gillingham, Kent, ME8 8BA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Leasehold
Lease Term	99 Yrs from 13/5/2016
Ground Rent	£100 11/5/2024-10/5/2025
Service Charge	N/A
Local Authority	Medway
Council Tax	Band B

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.