

£280,000 Leasehold

Blueberry Court, Lowen Road, Rainham, London RM13 8JN



- Ground Floor with Private Entrance
- Open Plan Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- Parking Space
- Approx. 655 Sqft Gross Internal Area
- Stylish Bathroom
- South/South-East-Facing Patio
- Short Walk from Beam Parklands Country Park

GENERAL DESCRIPTION

Access to this flat is via a gated, south/south-east-facing terrace leading to the main door and entrance hallway. Internal features include a twenty-five-foot reception room with attractive, open-plan kitchen area. There is a good-sized bedroom and a spacious and stylish bathroom. A pair of built-in storage/utility cupboards have been provided and well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The flat comes with use of an allocated parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore. This particular property has a very low service charge, thanks to the private entrance.

Tenure: Leasehold (125 years from 01/01/2020).

Service Charge: £11.33 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Council Tax: Band B, London Borough of Havering.

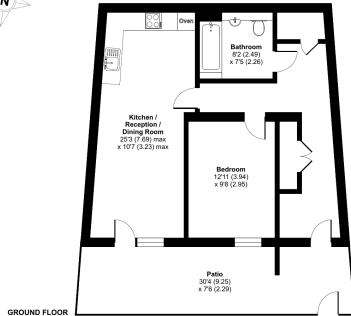
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



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Approximate Area = 655 sq ft / 60.8 sq m
For identification only - not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Created on 2023. Produced for Urban Moves. REF: 1024149

DIMENSIONS

GROUND FLOOR

Patio

30' 4" x 7' 6" (9.25m x 2.29m)

Entrance Hallway

Reception

25' 3" max. x 10' 7" max. (7.70m x 3.23m)

Kitchen

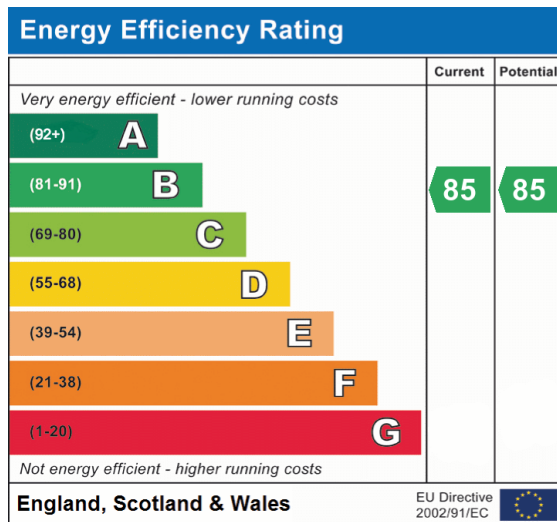
included in reception measurement

Bedroom

12' 11" x 9' 8" (3.94m x 2.95m)

Bathroom

8' 2" max. x 7' 5" max. (2.49m x 2.26m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.