

£335,000 Leasehold

Blueberry Court, Broadis Way, Rainham, London RM13 8JY



- Third Floor (building has a lift)
- Dual Aspect Reception Room
- Very Good Energy Efficiency Rating
- Secure Parking Space
- Approx. 801 Sqft Gross Internal Area
- Open-Plan Kitchen
- Full Width Balcony
- Town Centre/Station Within Easy Reach

GENERAL DESCRIPTION

This spacious and well-presented apartment is on the third floor of a recently-built development. The property has a dual-aspect reception room with a glazed door that leads out onto the full-width balcony. The kitchen area is open plan to the reception and features a tiled floor and walnut-style units. There are two generously-sized bedrooms, an attractive bathroom and a large hallway storage/utility cupboard. Modern insulation standards, high performance glazing and a communal heating/hot water system have resulted in a very good energy-efficiency rating. Blueberry Court has a communal courtyard and a gated, underground car park which includes an allocated space for this apartment. The A13 offers a direct route into central London or out to the M25 and Rainham town centre or railway station can also be easily reached by bus or bike. Nearby Beam Parklands Country Park provides many acres of outside space to explore.

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

Service Charge: £141.81 per month (subject to annual review).

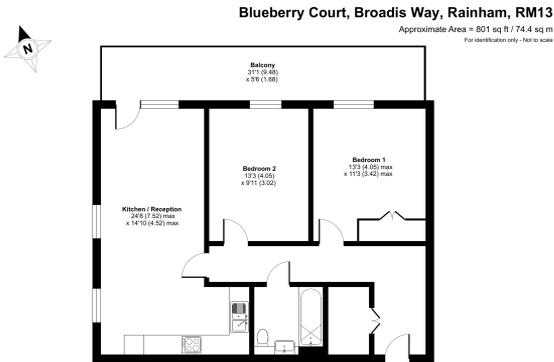
Ground Rent: £300.00 for the year.

Council Tax: Band C, 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. 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).

DIMENSIONS



Plan also produced in accordance with PAS 98 Property Measurement 2nd Edition. Approved Residential Property Measurement Standards (APRS) Member. Produced by Urban Moves. REF: 1246271

THIRD FLOOR

Entrance Hall

Bedroom 1
13' 3" x 11' 3" (4.05m x 3.42m)

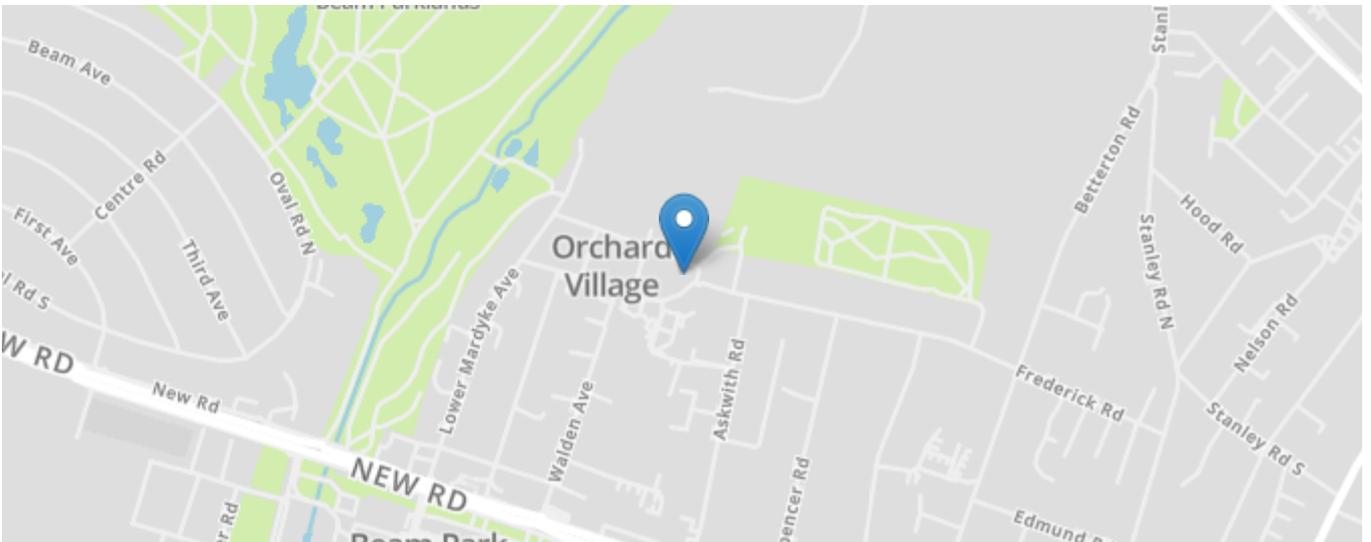
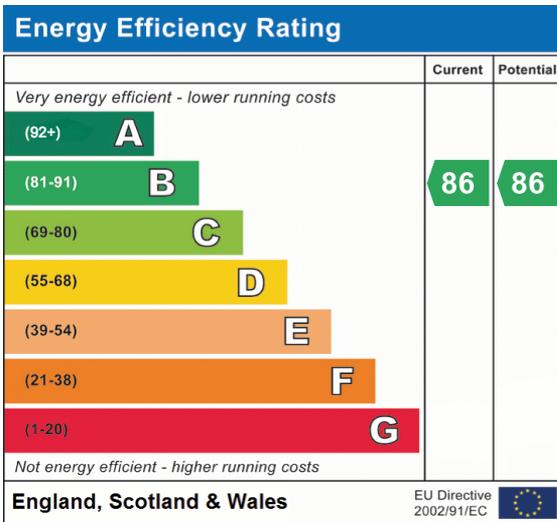
Bathroom

Bedroom 2
13' 3" x 9' 11" (4.05m x 3.02m)

Reception
24' 8" max. x 14' 10" max. (7.52m x 4.52m)

Kitchen
included in reception measurement

Balcony
31' 1" x 5' 6" (9.48m x 1.68m)



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.