

£335,000 Leasehold

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



- Ground Floor
- High Performance Glazing
- Private Terrace
- Approx. 770 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Parking Space

GENERAL DESCRIPTION

Access to this apartment is via a gated terrace leading to the main door and entrance hallway. Internal features include a 25-foot reception room with high ceiling and open-plan kitchen area. There is a generously-sized main bedroom with fitted wardrobe plus a second, smaller, double bedroom and a spacious and attractive bathroom. 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 apartment comes with use of a 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 2020).

Service Charge: £22.31 per month (subject to annual review).

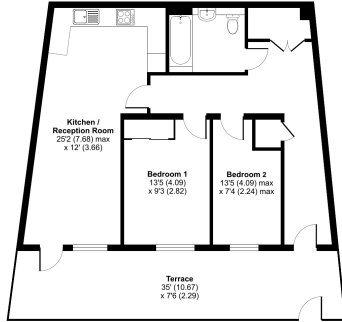
Council Tax: Band C, London Borough of Havering.

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).

Lowen Road, Rainham, RM13

Approximate Area = 770 sq ft / 71.5 sq m
For identification only. Not to scale



Approved by the National Property Measurement Standards (NPMS) in accordance with the RICS Property Measurement Standards (RICS Valuation - Global Standards - Effective from 1st January 2022)

DIMENSIONS

GROUND FLOOR

Terrace

35' 0" x 7' 6" (10.67m x 2.29m)

Entrance Hallway

Reception

25' 2" max. x 12' 0" (7.67m x 3.66m)

Kitchen

included in reception measurement

Bedroom 1

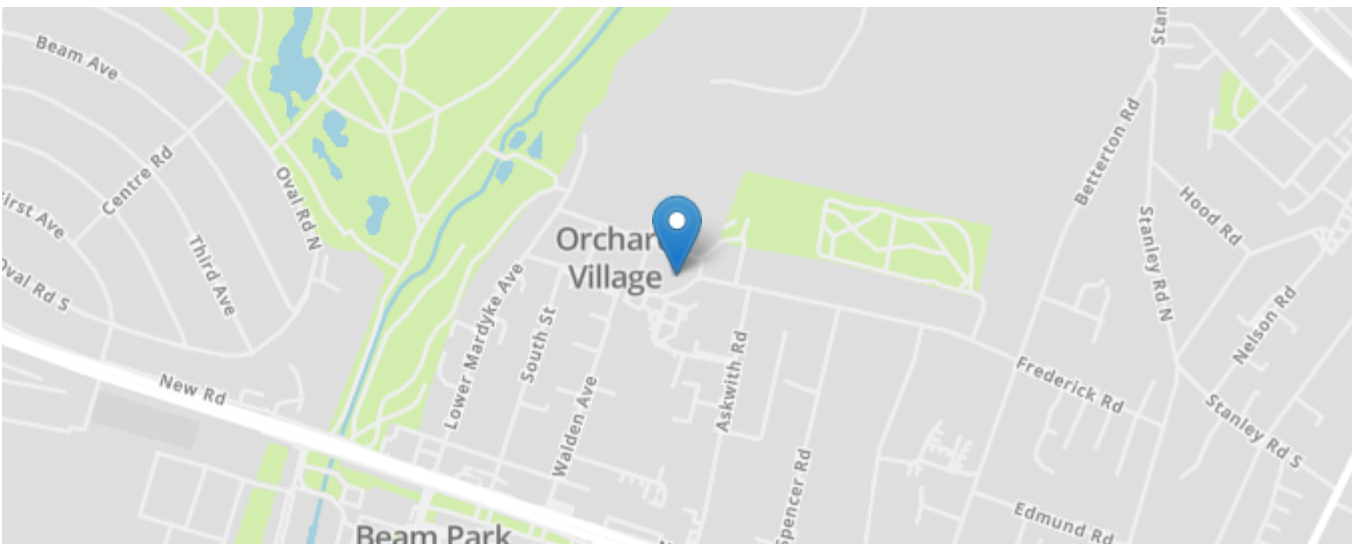
13' 5" x 9' 3" (4.09m x 2.82m)

Bedroom 2

13' 5" max. x 7' 4" max. (4.09m x 2.24m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.