

£340,000 Leasehold

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



- Top Floor (fourth, building has a lift)
- Open Plan Kitchen/Reception Room
- Stylish, Modern Bathroom
- Large Balcony
- Approx. 802 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Secure Underground Parking Space

GENERAL DESCRIPTION

A smartly-presented apartment on the fourth (top) floor of this recently-constructed development. The spacious property has an approximately twenty-six-foot reception room with fitted TV unit and open-plan kitchen area featuring attractive, walnut-style units. A door which leads out onto an east/south-east-facing balcony, the elevation affording a sweeping view over Mardyke Greenway and the low-level neighbouring houses. The bedrooms are both good-sized doubles, there is a sleek, modern bathroom and a pair of large storage/utility cupboards have been provided in the naturally-lit entrance hallway. Demanding insulation standards, high performance glazing and a communal heating/hot water system make for 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: £147.77 per month (subject to annual review).

Ground Rent: £300.00 for the year.

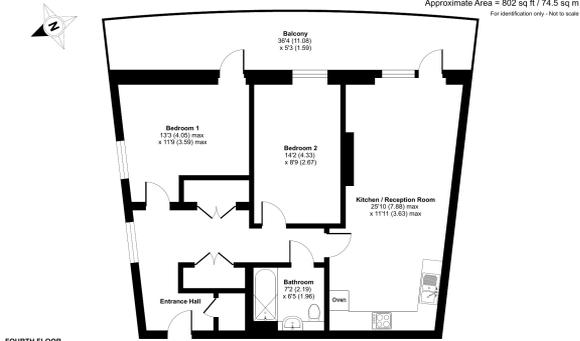
Council Tax: Band C, London Borough of Havering.

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).

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Approximate Area = 602 sq ft / 74.5 sq m
For identification only - not to scale



FOURTH FLOOR
This document is prepared in accordance with RICS Property Measurement 2nd Edition.
Produced by Urban Moves, 1000115

DIMENSIONS

FOURTH FLOOR

Entrance Hall

Reception

25' 10" max. x 11' 11" max. (7.87m x 3.63m)

Kitchen

included in reception measurement

Balcony

36' 4" x 5' 3" (11.08m x 1.59m)

Bedroom 1

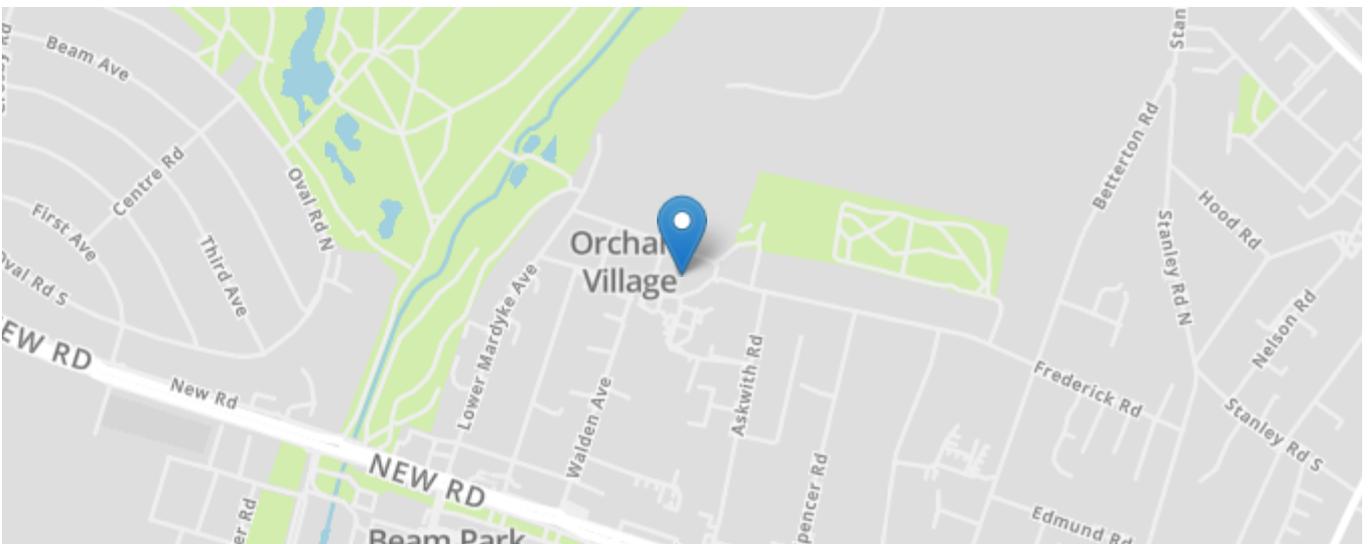
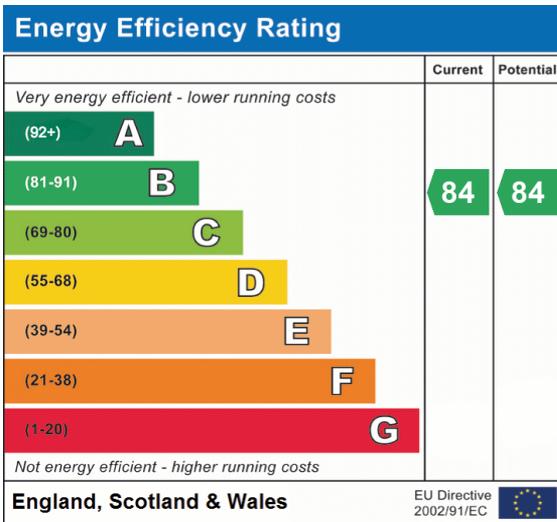
13' 3" max. x 11' 9" max. (4.05m x 3.59m)

Bedroom 2

14' 2" x 8' 9" (4.33m x 2.67m)

Bathroom

7' 2" x 6' 5" (2.19m x 1.96m)



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.