



One Bedroom Apartment  
High Street, Rainham, Gillingham, Kent, ME8 8AT

Guide Price £150,000  
Leasehold

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## Description

\* Guide Price £150,000 - £170,000 \* An exceptional collection of newly renovated apartments, forming part of Durland House, a distinguished Grade II listed former care home, thoughtfully converted to combine contemporary living with charming period character. This attractive gated development comprises six beautifully finished apartments, each completed to a high specification while retaining an array of original features — from exposed ceiling beams and characterful fireplaces to restored original woodwork throughout the communal areas and individual homes. To the first floor are four stylish one-bedroom apartments, each offering a spacious double bedroom, modern open-plan living/kitchen area, a well-appointed bathroom, and a separate W.C./utility room. These thoughtfully designed layouts maximise both space and practicality, ideal for first-time buyers, downsizers, or investors alike. On the ground floor, a generously proportioned one-bedroom apartment provides more traditional accommodation, featuring a separate lounge, kitchen/breakfast room, double bedroom, bathroom, and direct access to a private courtyard garden. Also on the ground floor is an impressive two double bedroom apartment, boasting two bathrooms, an additional W.C., and a spacious open-plan kitchen/living area. This charming home further benefits from an inglenook fireplace and access to a private courtyard garden, blending historic character with modern comfort. Each apartment benefits from one allocated parking space within the secure gated grounds. Perfectly positioned in the heart of Rainham, the development enjoys excellent access to a wide range of local amenities, shops, and transport links, all just moments from the doorstep. All apartments are offered chain free and ready to buy now, presenting a rare opportunity to acquire a unique home within a landmark building. EPC awaited. Please note the building can be purchased as a whole, call the Greyfox sales team in Rainham to discuss further.

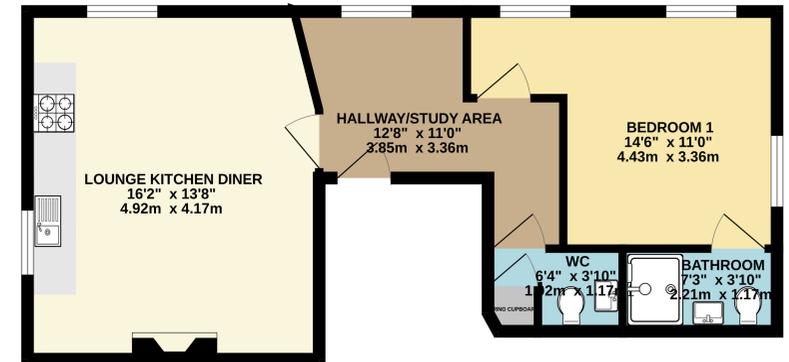
## Key Features

- Grade II Listed Conversion
- One Double Bedroom
- Allocated Parking For One Car
- Open Plan Lounge/Kitchen & Diner
- Central Rainham Location Close To Amenities & Transport Links
- Bathroom & Separate W.C
- First Floor Apartment With Period Features
- Chain Free

## 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.

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

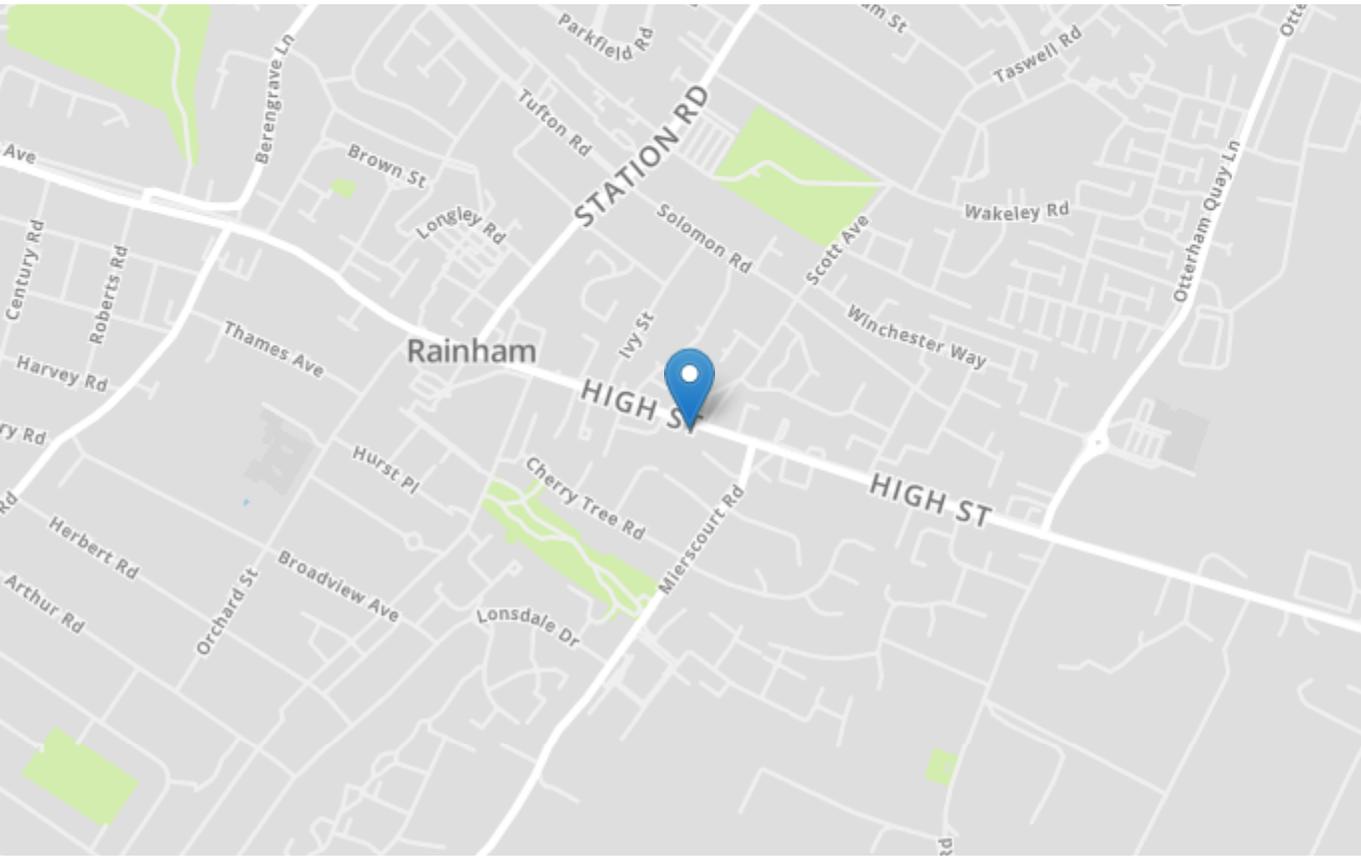


TOTAL FLOOR AREA: 479 sq.ft. (44.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
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## Property Location

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



<b>Tenure</b>	Leasehold
<b>Lease Term</b>	125 Years
<b>Ground Rent</b>	Peppercorn
<b>Service Charge</b>	£1,950 Per Annum
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band C

### Greyfox Walderslade

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#### Agent Notes

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