

£340,000 Leasehold

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



- Fourth Floor (building has a lift)
- High Performance Glazing
- Large Balcony
- Approx. 818 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Secure Parking Space

GENERAL DESCRIPTION

This modern, top-floor apartment has a twenty-six-foot reception room with open-plan kitchen area featuring walnut-style units and contrasting, pale work surfaces. There is a spacious main bedroom with built-in wardrobe plus a second, good-sized, double bedroom, an attractive, naturally-lit bathroom and a storage/utility cupboard in the entrance hallway. The elevation provides a panoramic and far-reaching view from the large, south-east-facing balcony. Well insulated walls and roof, 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 an underground 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.

Tenure: Leasehold (25 years from 2020).

Service Charge: £128.18 per month (subject to annual review).

Council Tax: Band C, London Borough of Havering.

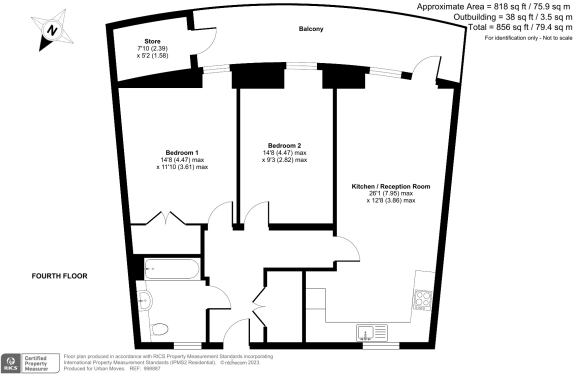
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

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).

DIMENSIONS

Blueberry Court, Broadis Way, Rainham, RM13

Approximate Area = 816 sq ft / 75.9 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 856 sq ft / 79.4 sq m
For identification only - Not to scale



FOURTH FLOOR

Entrance hallway

Reception

26' 1" max. x 12' 8" max. (7.95m x 3.86m)

Kitchen

included in reception measurement

Bedroom 1

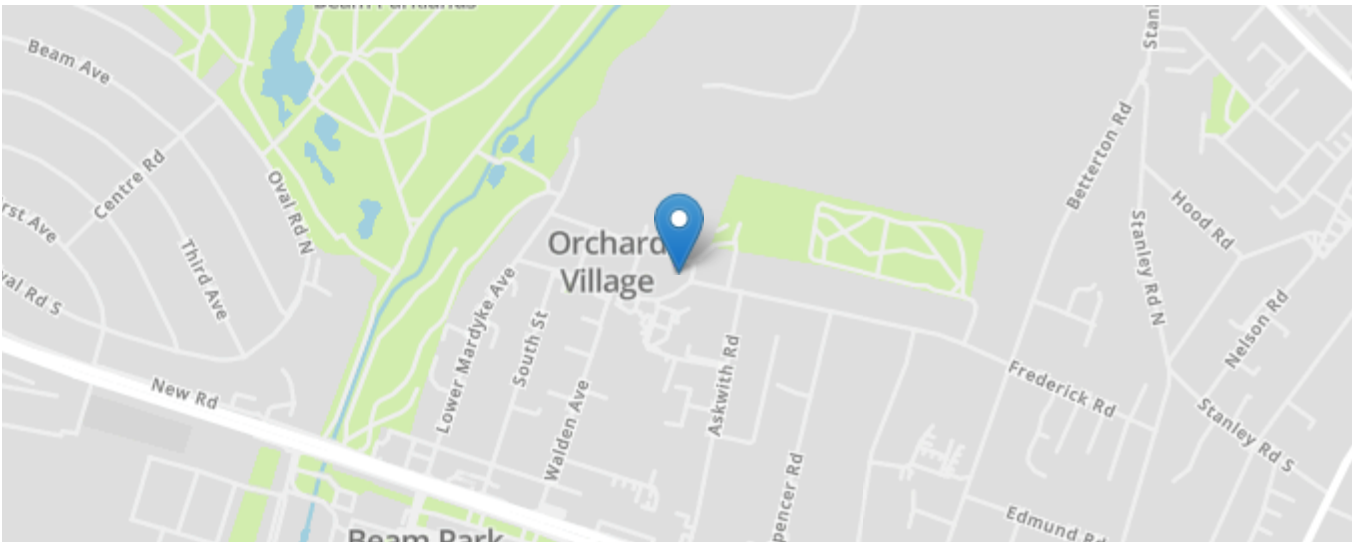
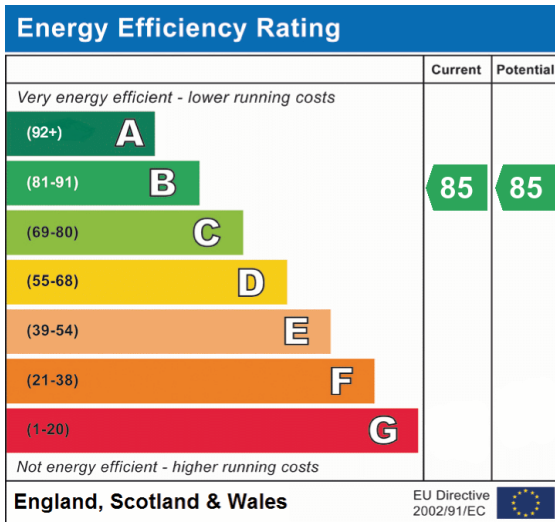
14' 8" max. x 11' 10" max. (4.47m x 3.61m)

Bedroom 2

14' 8" max. x 9' 3" max. (4.47m x 2.82m)

Bathroom

Balcony



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.