



Connells

Hop Garden Close
Rainham Gillingham



Property Description

Hop Gardens is just a short distance away from a range of amenities, including a supermarket, leisure centre and a trampoline park. A wider choice of shops can be found in nearby Gillingham and Hempstead Valley. If you want to enjoy open spaces, you're within easy reach of Berengrave Nature Reserve and its charming woodlands. This semi detached home features an open plan kitchen/diner at the back of the house, ground floor cloakroom, lounge, three bedrooms (main with en suite) and a family bathroom. Externally is parking and an enclosed rear garden.

For commuters, the M2 is around 10 minutes' drive away for journeys to Canterbury, Margate and outer London. Rainham station is less than 1 mile away from home.

PRICING & AFFORDABILITY

Full Market Value: £370,000
65% Share Price: £240,500 (rent £350.90pcm)
Minimum 5% Mortgage Deposit (65% share): £12,188
Approximate Service Charges: £50 PCM*

To be eligible for shared ownership you would need to meet the following criteria:

- o Your household income does not exceed £80,000
- o You have a deposit of at least 5% of the share value
- o You do not own another property or have your name on the deeds or a mortgage for a property worldwide
- o This will be your only residence
- o You are a permanent UK resident or have indefinite right to remain

Please note the minimum share you can purchase can vary depending on your financial situation and you may be asked to purchase a larger share, should your personal circumstances permit.

Entrance Hall

Cloakroom

Lounge

13' Max x 17' 5" (3.96m Max x 5.31m)

Kitchen

10' 2" x 16' 1" (3.10m x 4.90m)

Landing

Bedroom One

10' 6" x 11' 1" (3.20m x 3.38m)

Bedroom Two

9' 2" Max x 11' 1" (2.79m Max x 3.38m)

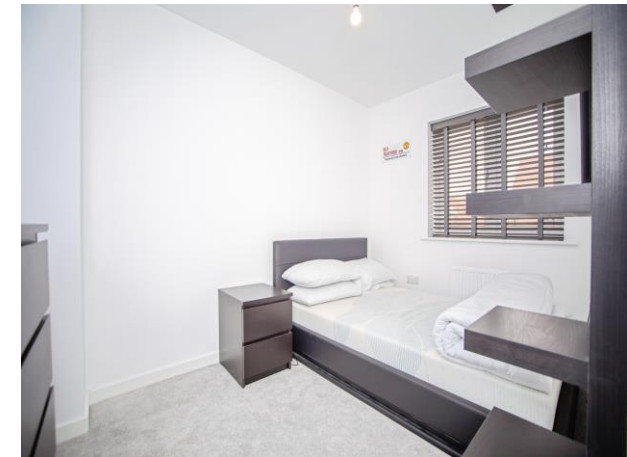
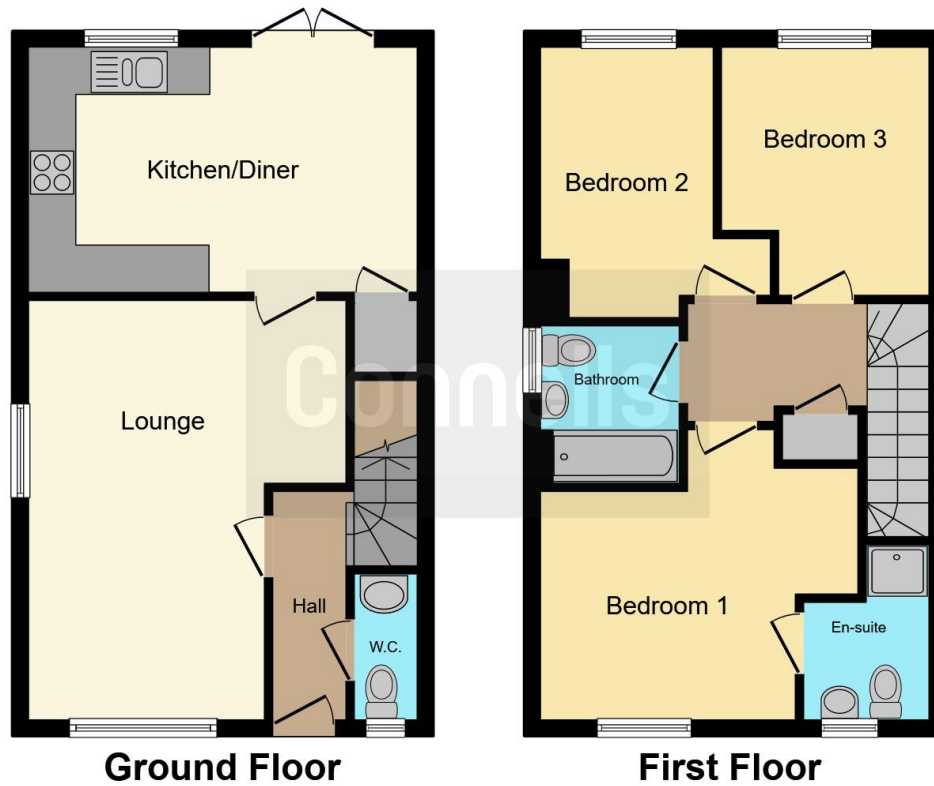
Bedroom Three

8' 8" x 10' 4" (2.64m x 3.15m)

Bathroom

Rear Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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21 High Street
 RAINHAM ME8 7HX

EPC Rating: B Council Tax
 Band: D

view this property online connells.co.uk/Property/RAL103487

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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