



## 36 Sedley Close

Rainham, ME8 9QZ

Price guide £200,000



PRICE GUIDE £200,000 - £225,000. LONG LEASE! Offered with NO CHAIN is this spacious ground floor flat offering light, airy and very well presented accommodation. Located within an attractive and ever popular development with patio doors from the lounge leading to well maintained and large communal gardens. This ideal first time buy has been reconfigured to offer a larger lounge which can now incorporate dining space. Further benefits are a modern kitchen and shower room, and a garage en bloc. Perfectly located for Parkwood shops, numerous schools and motorway access. APPROX 140 YEAR LEASE REMAINING & COMBINED £60 PER MONTH GROUND RENT/SERVICE CHARGE. (This would need to be verified by a solicitor).

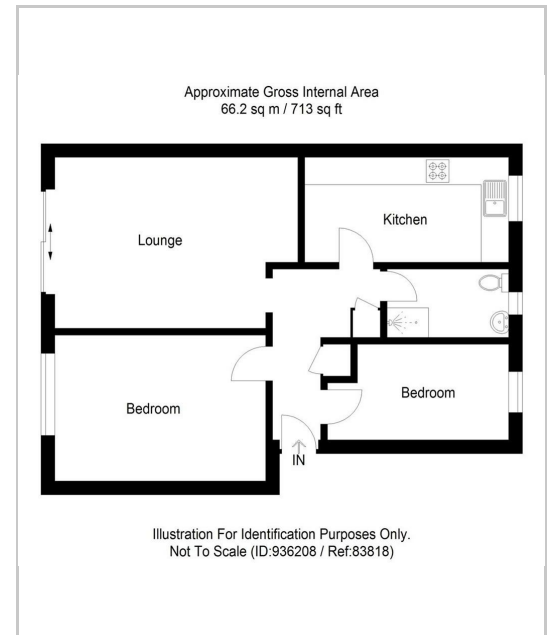


- Communal Door To
- Communal Entrance Hall
- Door to
- Hallway
- Lounge / Diner  
17'4 x 12'8 (5.28m x 3.86m)
- Kitchen  
14'5 x 7'5 (4.39m x 2.26m)
- Shower Room  
8'1 x 4'9 (2.46m x 1.45m)
- Bedroom 1  
15'1 x 10'5 (4.60m x 3.18m)
- Bedroom 2  
11'1 x 6'9 (3.38m x 2.06m)
- Garage En Bloc

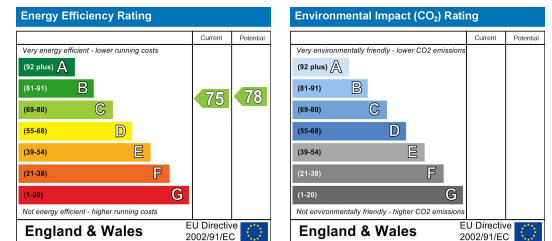
## Area Map



## Floor Plans



## Energy Efficiency Graph



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