



15 Appletree Court 117 High Street

Rainham, ME8 8AZ

Guide price £240,000



Guide Price £240,000 to £250,000

A fantastic sized, and larger than average, two double bedroom retirement apartment which warrants an internal viewing! The well presented, and ergonomically friendly accommodation boasts a welcoming hallway, superb sized lounge/diner with dual aspect windows, kitchen, bathroom and two generous double bedrooms. The master bedroom benefits from fitted wardrobes.

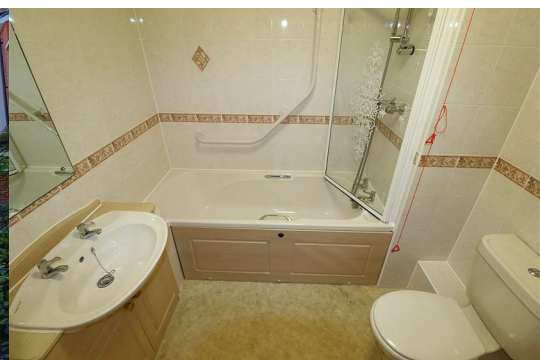
The configuration has been carefully designed to maximise comfort and accessibility, while large windows, including a feature lounge bay window, allow a plethora of natural light.

Residents also enjoy access to a beautifully kept communal lounge, landscaped gardens, a laundry room, and an on-site guest suite for visiting family or friends.

Appletree Court was constructed by McCarthy & Stone and comprises of properties arranged over 3 floors, each served by a lift. The Development Manager can be contacted from various points within each flat in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour Appello emergency call system.

Lease details include a term of 125 years from 2004, with a current service charge of approximately £5,745.50 per annum and a ground rent of £450.00 per annum. The property falls under Council Tax Band C (Medway Council).

Local shops, Rainham Station and Health Centre are located close by for convenience. Offered with NO CHAIN!



Communal Entrance Door
Intercom & Entry Phone System
Stairs Or Lift To First Floor
Door To Apartment

Hallway
12'9 x 11'5 (3.89m x 3.48m)

Lounge/Diner
23'6 x 10'5 (7.16m x 3.18m)
Dual aspect windows

Kitchen
8'10 x 5'7 (2.69m x 1.70m)

Bedroom 1
15'6 x 9'4 (4.72m x 2.84m)

Bedroom 2
15'7 x 8'6 (4.75m x 2.59m)

Bathroom

Service Charge
APPROX. £5754.50 PER ANNUM

Ground Rent
£450 PER ANNUM

Lease
Approx. 103 years remaining

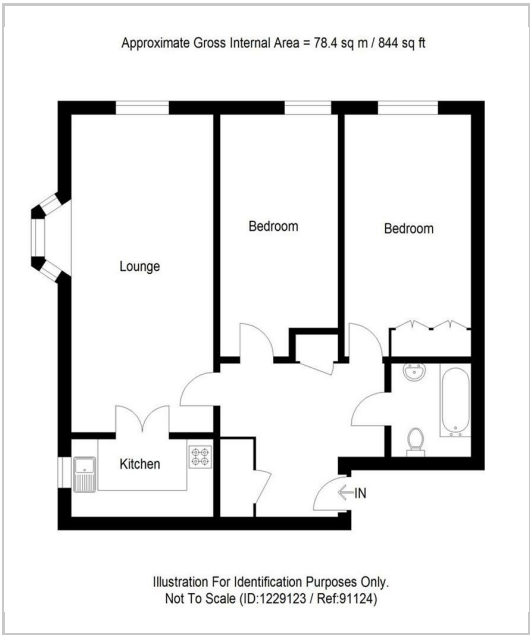
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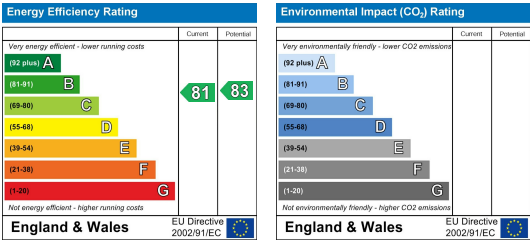
Area Map



Floor Plans



Energy Efficiency Graph



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