

H Together Homes



BOULTER GARDENS RAINHAM

£300,000
Offers in excess

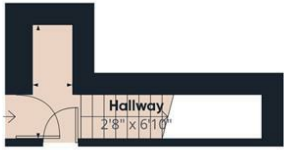
96 years on the lease and annual service charges of £772.68 (annual calculation vendors advise).

This well presented maisonette offers everything you could want in a home space, comfort, and a rare private garden, making it ideal for first time buyers, small families, or anyone looking to step onto the property ladder.

As you arrive, you'll immediately notice the larger than average external storage cupboard conveniently located next to the front door perfect for bikes, tools, or seasonal storage. Upon entering the property, there's a handy cloak cupboard for coats and shoes, along with an additional built in storage space directly opposite.

A flight of stairs leads to a spacious landing, with all rooms flowing off from here. The kitchen is a fantastic size, ideal for family meals or entertaining friends, while the family bathroom is





Approximate total area⁽¹⁾
701 ft²

Floor 0



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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