



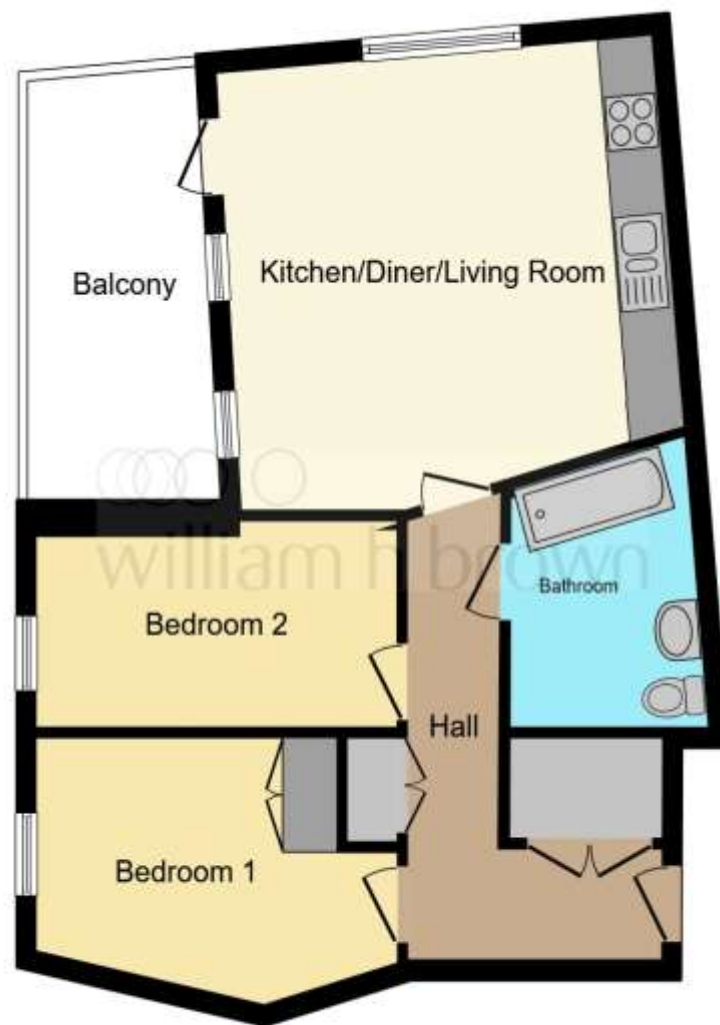
**Taplow House, Ferry Lane, Rainham, RM13 9FY**

**welcome to**

**Taplow House Ferry Lane, Rainham**

COMMUTERS DREAM!! Modern two bedroom apartment with own balcony, Lift to all floors and located just a moments walk to Rainham C2C station which is just 25 minutes to Fenchurch Street, Also close to shops, Gym and Swimming Pool, There are also Shared Ownership options available for this property!.





### Lounge

15' 11" x 17' 6" ( 4.85m x 5.33m )

### Bedroom One

16' 7" x 9' ( 5.05m x 2.74m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to

## Taplow House Ferry Lane, Rainham

- Close To Rainham C2C Station
- 25 Minutes Commute To Fenchurch Street
- Private Balcony
- Rainham Village and Shops Nearby
- SHARED OWNERSHIP OPTIONS AVAILABLE

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RHM102661](https://www.williamhbrown.co.uk/Property/RHM102661)



Property Ref:  
RHM102661 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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