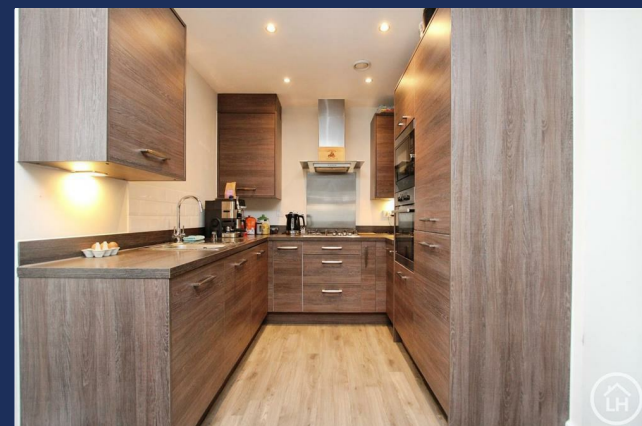




Bramling Way, Rainham, Gillingham

Guide Price £250,000

Key Features

- Two Double Bedrooms & Two Bathrooms Flat
- Turn-Key Condition
- Smart Open-Plan Living Layout
- Exceptional Location for Walkability
- Located on the Edge of Park Wood
- Allocated Off-Street Parking
- One Previous Owner
- Ground Floor
- EPC Rating B (84)
- Council Tax Band C



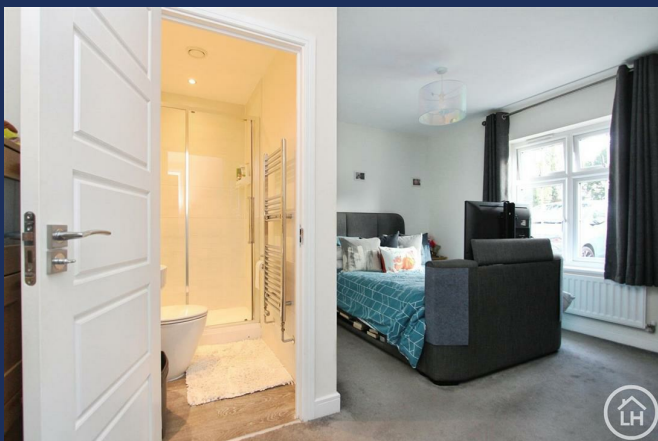
Property Summary

*** Guide Price £250,000 - £270,000 ***

Service Charge: £220 PCM

Ground Rent: £250 Per year

Lease Length: 992 Years



Property Overview

Set on the sought-after fringes of Park Wood, this apartment combines the convenience of town living with the privacy and calm of a tucked-away residential development. Inside, you're welcomed by a central hallway with two generous storage cupboards, one of which doubles as a utility space with plumbing for a washing machine, preserving cupboard room in the kitchen.

To the right, the second bedroom enjoys plenty of natural light through a large window, ideal as a guest room, home office, or child's room. Further down the hallway is the main bedroom, which features a built-in wardrobe, large window, and a sleek, tiled en-suite with shower. The second bathroom is equally well-presented, with a full three-piece suite and overhead shower.

The heart of the home is the expansive open-plan lounge and kitchen, a true standout feature. With space for a full dining area, lounge seating, and fitted kitchen with integrated appliances, this versatile layout suits both quiet nights in and weekend hosting. Fitted shutters add privacy and style, and an air ventilation system (in addition to the extractor) supports airflow and comfort year-round.

Externally, the flat benefits from allocated off-street parking and a secure communal entrance. Its excellent proximity to both transport links (0.9 miles to Rainham Station) and amenities (0.4 miles to the High Street) makes it an ideal blend of independence, convenience, and long-term value.

If you're looking for a move-in-ready home that combines style, location, and practicality — this could be the one.

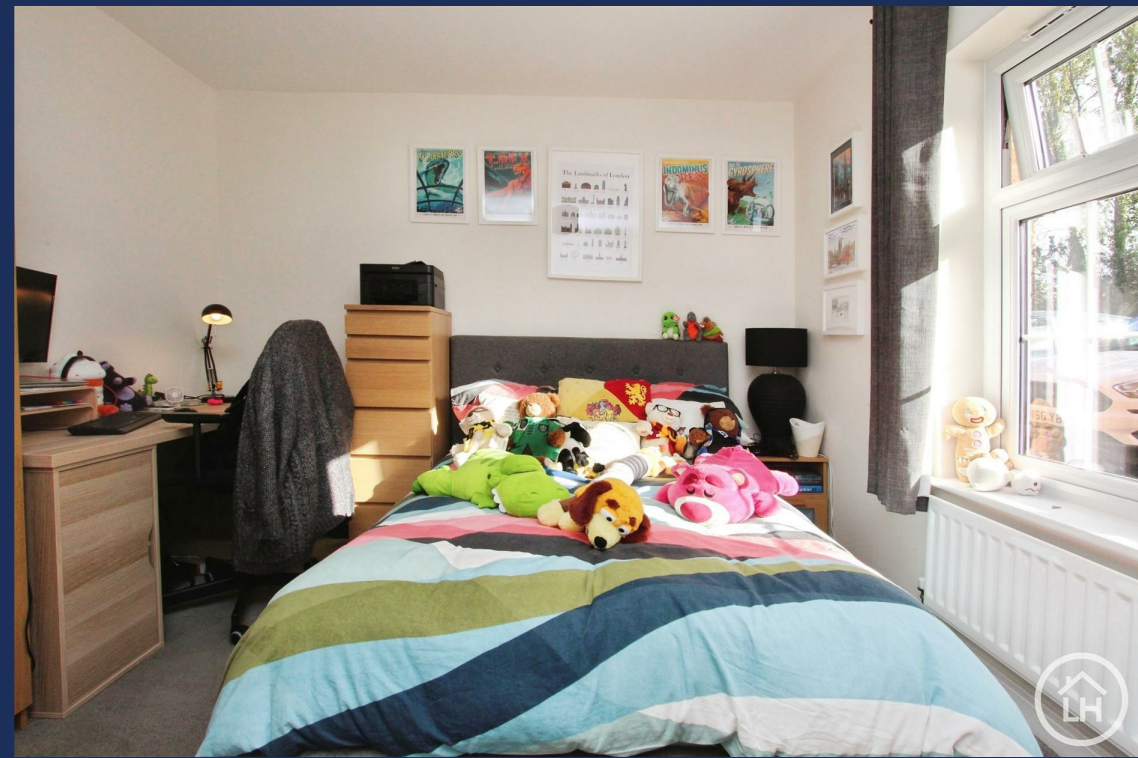
About The Area

Set on the peaceful fringes of Parkwood, Rainham, Bramling Way offers a rare blend of calm residential living with all the essentials close at hand. Whether you're commuting, working from home, or simply seeking that next step on the ladder, this location delivers. Rainham Station is under a 15-minute walk away, giving you easy access to London and beyond, while the local high street, just 0.4 miles away, offers a range of independent shops, cafes, and services right on your doorstep.

It's a place where you can settle in with confidence, knowing you're part of a well-established and well-regarded neighbourhood. With healthcare providers, gyms, and daily amenities all within walking distance, and excellent schools like Miers Court Primary and Leigh Academy nearby, this is a location designed for balanced, independent living.

Bramling Way also benefits from strong long-term value, with properties in the area consistently holding their appeal thanks to their modern builds, good layouts, and commuter-friendly position. Whether you're buying your first home, downsizing into something more manageable, or investing for the future, this is a postcode that continues to reward smart decision-making.

• Open Plan Lounge 24'6 x 11'5 (7'10 shortest)



• Bedroom One 14'1 x 14'1 (inclusive of en-suite) Ensuite - 4'10 x 6'6

• Bedroom Two 11'9 x 10'8

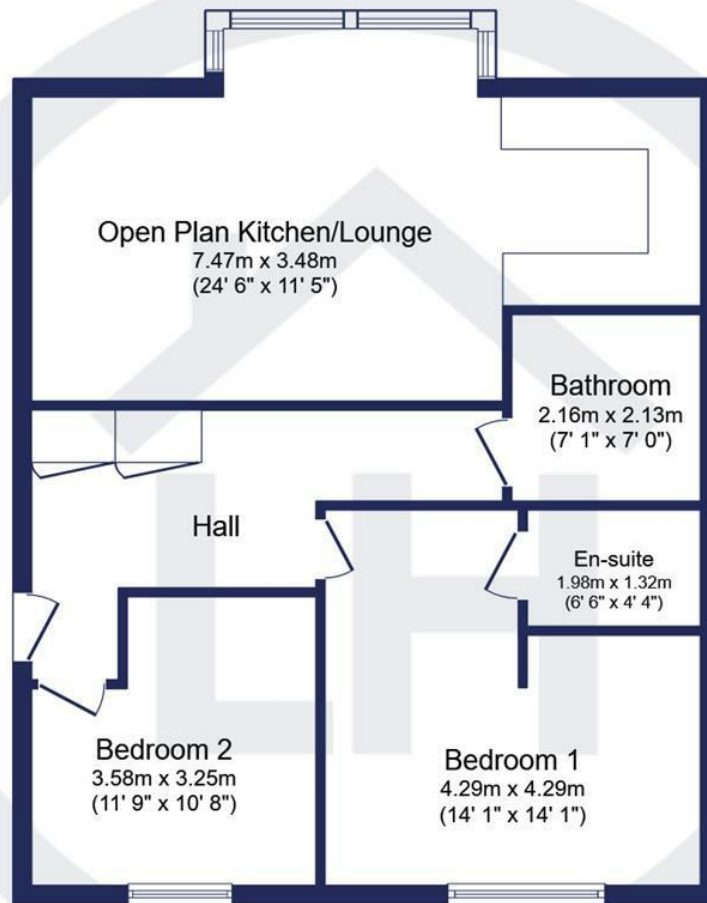
• Bathroom 7' x 7'1

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local, Lets Keep It Lamborn Hill



Floor Plan
Floor area 71.2 sq.m. (766 sq.ft.)

Total floor area: 71.2 sq.m. (766 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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