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9 Bond Lodge High Street

• Rainham

Price: £323,950





9 Bond Lodge, High Street, , ME8 7JE
£323,950

- NEWLY CONSTRUCTED 1 BEDROOM GROUND FLOOR APARTMENT
- RETIREMENT LIVING
- COMMUNAL OWNERS LOUNGE WITH COFFEE BAR AND WI-FI
- LANDSCAPED GARDENS WITH PATIO AND SEATING AREA
- CLOSE TO LOCAL AMENITIES & TRAIN STATION
- FREE CRA PARKING & SECURE CAMERA ENTRY SYSTEM
- 24 HOUR CARELINE SUPPORT SYSTEM
- LIFT TO ALL FLOORS
- EPC RATING "C" COUNCIL TAX BAND "B"

HARRISONS REEVE are delighted to be marketing on BEHALF OF CHURCHILL RETIREMENT LIVING this recently completed 1 bedroom, GROUND FLOOR APAARTMENT with patio and walk in wardrobe.

Exclusively for the over 60's, a safe and secure lifestyle is waiting for you. Benefitting from an owners lounge with coffee bar, perfect for socialising with friends and family.

The apartment comes with a fully fitted kitchen, spacious living room separate shower room and a large bedroom. The kitchen has been designed for practicality, with integrated fridge/freezer and waist height oven. The bedroom is complete with a fitted wardrobe.

Entrance Hall

Shower Room
8'0" x 6'9" (2.45m x 2.06m)

Living Room
19'7" x 11'7" (5.99m x 3.55m)

Kitchen
9'2" x 7'7" (2.80m x 2.32m)

Bedroom
18'10" x 9'1" (5.76m x 2.79m)

Communi Gardens

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

About the development:

This stunning development comprises one and two bedroom apartments in a fantastic, central location in Rainham, Kent, close to all essential amenities and public transport. Bond Lodge is home to 55 apartments including an owners lounge, guest suite, landscaped grounds and free car parking.

The gardens have been carefully landscaped, giving the perfect place to relax and enjoy an afternoon cup of tea, without worrying about the upkeep that a large garden often requires.

Events include everything from fish and chip suppers to tea dances, giving you the chance to socialise as much as you like throughout the year.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799



APARTMENT 9.

Living	Width	11'-8" [3555] max	Length	19'-8" [5990] max
Kitchen	Width	7'-8" [2325] max	Length	9'-2" [2805] max
Shower Room	Width	8'-0" [2450] max	Length	6'-9" [2065] max
Bedroom	Width	9'-2" [2790] max	Length	18'-11" [5765] max
Walk in Wardrobe	Width	6'-4" [1930] max	Length	4'-2" [1260] max
		← 7'-8" [2325]	→ Arrows denote measurement distances	
<p>Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.</p>				