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30 Clavell Close

• Rainham

Asking Price £180,000



30, Clavell Close, , ME8 9NB
Asking Price £180,000

- ONE BEDROOM FIRST FLOOR MAISONETTE
- ALLOCATED PARKING SPACE
- WELL KEPT THROUGHOUT
- 212 YEARS REMAINING ON THE LEASE
- SERVICE CHARGE: £57.50 / Month
- GROUND RENT: Nil
- MINUTES FROM THE M2 MOTORWAY
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: B
- EPC RATING: D (68)

Superb one bedroom maisonette located in the peaceful Clavell Close in Rainham.

This first floor maisonette provides a tranquil retreat from the hustle and bustle of everyday life. The long lease ensures stability and peace of mind for the future, while the allocated parking space adds a touch of convenience for residents.

The property's proximity to the M2 motorway makes it an ideal choice for commuters, offering easy access to nearby towns and cities. Despite its convenient location, the peaceful surroundings of Clavell Close create a serene atmosphere that is perfect for unwinding.

If you are looking for a spacious and well-maintained home in a tranquil setting, this maisonette is the perfect choice for you.

EPC Rating: D (68)

Entrance Hall

3'2" x 16'9" (0.97m x 5.11m)

Lounge

12'11" x 16'9" (3.94m x 5.11m)

Kitchen

7'2" x 10'8" (2.19m x 3.26m)

Bedroom

9'6" x 10'6" (2.90m x 3.21m)

Bathroom

5'3" x 7'2" (1.61m x 2.20m)

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

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



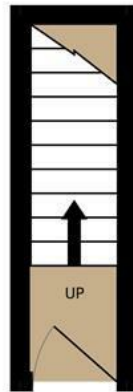
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
35 sq.ft. (3.2 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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