



98 Beckenham Park Otterham Quay Lane

Rainham • Gillingham

Price: £225,000



98, Beckenham Park Otterham Quay Lane, Rainham, ME8 7XF
£225,000

- THREE BEDROOM PARK HOME
- LARGE L SHAPED LOUNGE
- SEPARATE WC
- UTILITY ROOM
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- SERVICE CHARGE APPROX £186.73 / MONTH
- PRIVATE GARDEN AREA
- OVER 40'S ONLY
- CTAX BAND: A

Nestled in the serene surroundings of Beckenham Park on Otterham Quay Lane, this charming park home offers a delightful retreat in the heart of Rainham.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The layout flows seamlessly, leading to a functional utility room that adds convenience to your daily routines.

The property features a well-appointed bathroom, along with a separate WC, ensuring ample facilities for all residents. The private garden area is a standout feature, offering a tranquil outdoor space where you can unwind, enjoy gardening, or host summer gatherings with friends and family.

This park home combines comfort with practicality, making it an excellent choice for those looking to embrace a peaceful lifestyle while still being close to local amenities. With its appealing location and thoughtful design, this property is a wonderful opportunity for anyone seeking a new home in a picturesque setting.

Entrance Hall

15'1" x 9'10" (widest points) (4.61m x 3.02m (widest points))

Kitchen

7'11" x 12'5" (2.43m x 3.80m)

Lounge Diner

19'2" x 17'10" (widest points) (5.85m x 5.45m (widest points))

Utility Room

9'1" x 4'11" (2.78m x 1.50m)

Shower Room

9'1" x 4'11" (2.77m x 1.50m)

Bedroom 1

9'4" x 11'1" (2.86m x 3.40m)

Bedroom 2

9'4" x 8'9" (2.86m x 2.67m)

Bedroom 3/Study

6'1" x 7'1" (1.87m x 2.18m)

Seperate WC

4'8" x 3'2" (1.43m x 0.99m)

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		
(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		
(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
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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