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HR HARRISONS
REEVE

Finham Court Wakeley Road

• Rainham

Price: Price Range £160,000



Finham Court, Wakeley Road, , ME8 8NP

Price Range £160,000

- 2 BEDROOM FIRST FLOOR FLAT IN PURPOSE BUILT BLOCK
- LOUNGE AND SEPARATE KITCHEN
- EPC RATING "E", MEDWAY COUNCIL TAX BAND "A"
- CONVENIENT LOCATION FOR ACCESS TO RAINHAM TOWN CENTRE & TRAIN STATION
- 83 YRS REMAINING ON LEASE
- GAS CENTRAL HEATING
- PRICE RANGE £160,000 TO £170,000

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Nestled on Wakeley Road in the charming area of Rainham, Gillingham, this delightful flat offers a perfect blend of comfort and convenience. Spanning an inviting 592 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

The flat boasts a spacious reception room, providing a welcoming area for relaxation and entertainment. The layout is thoughtfully designed to maximise the use of space, ensuring a homely atmosphere throughout. The bathroom is well-appointed, catering to all your daily needs.

Constructed between 1980 and 1989, this property combines modern living with a touch of character. The flat is situated in a pleasant neighbourhood, offering a sense of community while still being close to local amenities.

Whether you are looking to invest in your first home or seeking a comfortable rental, this flat on Wakeley Road presents an excellent opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or tenants. Do not miss the chance to make this charming flat your new home.

PORCH

ENTRANCE HALL

6'6" x 9'10" widest points (2.0m x 3.0m widest points)

Storage cupboard.

LOUNGE

10'9" x 14'5" (3.3m x 4.4m)

Double glazed window to rear, radiator.

BEDROOM 1

10'9" x 9'10" (3.3m x 3.0m)

Double glazed window to front, built in storage cupboard and radiator.

BEDROOM 2

Built in storage cupboard, double glazed window to front, radiator.

KITCHEN

11'1" mx 6'10" (3.4 mx 2.1m)

With base and eye level unit, inset sink, double glazed window above, gas hob, built in oven and extractor fan above.

BATHROOM

11'5" x 5'10" (3.5m x 1.8m)

White suite comprising of bath, low level WC, sink, storage cupboard, frosted double glazed window and radiator,

IMPORTANT NOTICE

Harrisons Residential, 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 Residential 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.

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Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

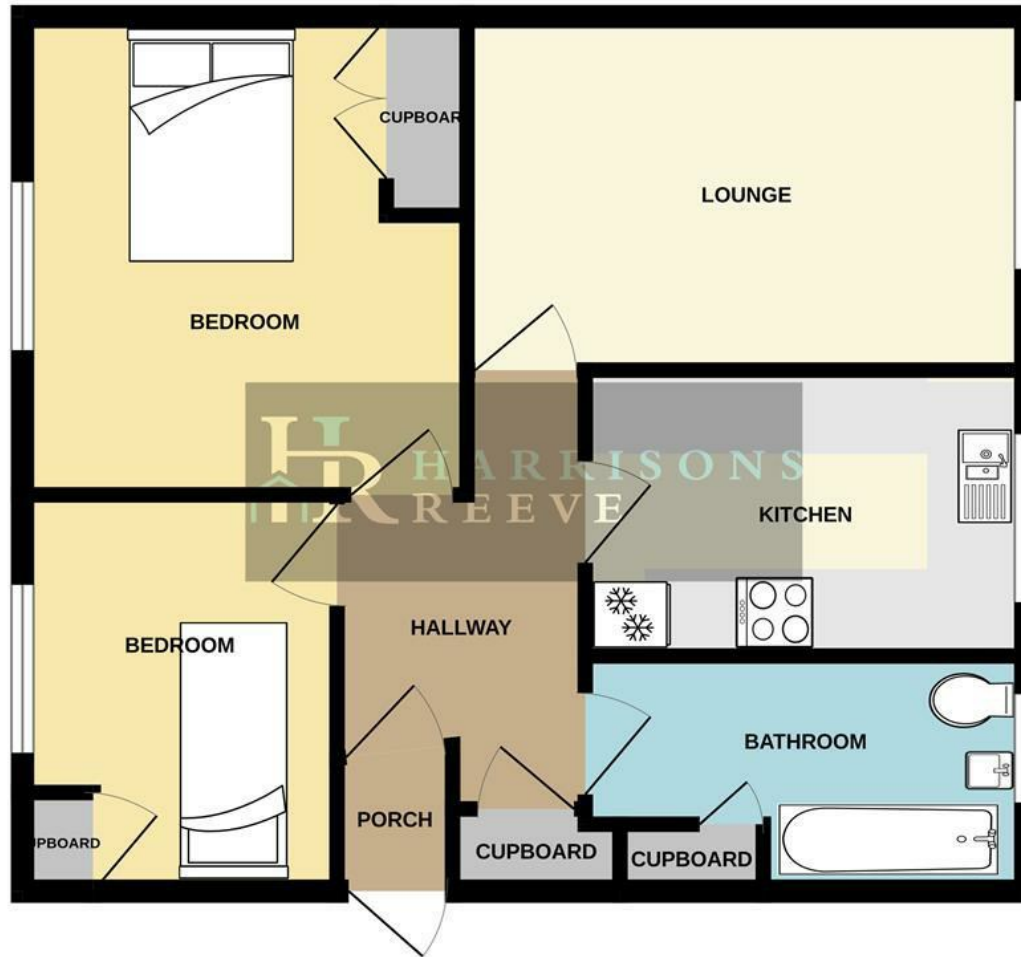


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	44	
England & Wales		
EU Directive 2002/91/EC		

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



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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