

01634 379 799

www.harrisonsreeve.com



17 Guardian Court

• Rainham

Price: £137,000





17, Guardian Court , ME8 7HQ  
£137,000

- PRICE £
- TWO BEDROOMS
- LOUNGE/DINER
- RESIDENTS MUST BE OVER 60 YEARS OF AGE
- FIRST FLOOR FLAT
- NO ONWARD CHAIN
- COMMUNAL GARDENS, PARKING AND LAUNDRY ROOM
- CENTRAL RAINHAM LOCATION
- MEDWAY COUNCIL TAX B
- EPC C

We are pleased to be marketing this retirement Guardian Court on London Road, Rainham. This delightful property features TWO BEDROOMS, kitchen and lounge/diner.

One of the key advantages of this property is that it comes with NO ONWARD CHAIN, allowing for a smooth and straightforward purchasing process. It is important to note that residents must be 60 years or older, making this flat a wonderful option for those looking to enjoy a peaceful and community-oriented environment.

The flat is situated in a convenient location, providing easy access to local amenities and transport links, ensuring that everything you need is within reach. Whether you are looking to downsize or simply seeking a new place to call home, this property offers a perfect blend of comfort and convenience.

Do not miss the opportunity to make this lovely flat your own. With its appealing features and prime location, it is sure to attract interest. We invite you to arrange a viewing and experience the charm of Guardian Court for yourself.

Medway Council tax band -  
EPC rating C

### ENTRANCE HALL

11'5" x 5'2" (3.5 x 1.6)

Door to front, radiator and storage cupboard



### BEDROOM 1

12'1" x 11'9" (3.7 x 3.6)

With window and radiator.

### BEDROOM 2

7'10" x 7'2" (2.4 x 2.2)

With window and radiator.

### SHOWER ROOM

7'2" x 6'2" (2.2 x 1.9)

With walk in shower cubicle, low level WC, wall mounted sink, frosted window and radiator.

### LOUNGE/DINER

17'4" x 14'9" (5.3 x 4.5)

With two windows and two radiators.

### KITCHEN

7'10" x 7'2" (2.4 x 2.2)

With base and eye level units, space for cooker, wall mounted boiler, inset sink and drainer unit, window and cupboard housing a radiator.

### GARDENS

PARKING - There is a communal car park.

GARDENS - There are communal gardens.

### AML Charges

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.



### Important Notice

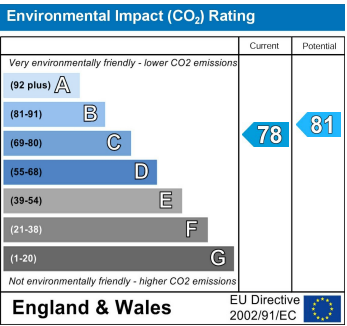
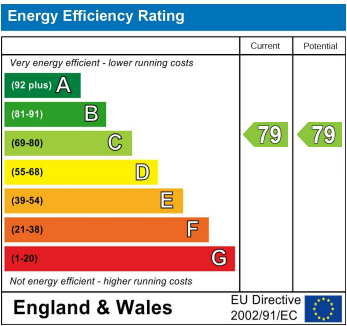
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements 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.



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



# FIRST 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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