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 **HARRISONS
REEVE**



2A Orchard Street

• Rainham

Price: Price Range £135,000



2A, Orchard Street, , ME8 9AA

Price Range £135,000

- CENTRALLY LOCATED 1 BEDROOM FIRST FLOOR MAISONETTE
- PRICE RANGE £135,000 TO £150,000
- 50% SHARE OF FREEHOLD
- 1 ALLOCATED PARKING SPACE
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "A"
- NO ONWARD CHAIN!!
- PERFECT LOCATION FOR RAINHAM TOWN CENTRE & TRAIN STATION
- NEUTRAL CONDITION THORUGHOUT
- PERFECT BUY TO LET OPPORTUNITY OR FIRST TIME PURCHASE

Nestled in the heart of Rainham on Orchard Street, this charming one-bedroom first floor maisonette offers a delightful blend of comfort and convenience. Spanning an area of 437 square feet, the property is perfect for individuals or couples seeking a cosy yet functional living space.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space, ensuring that every corner of the home is utilised effectively. The bedroom provides a peaceful retreat, offering ample room for furnishings and personal touches.

The maisonette features a modern shower room, equipped with essential amenities to cater to your daily needs. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

With its prime location, residents will enjoy easy access to local shops, cafes, and public transport links, making it an excellent choice for those who appreciate the vibrancy of urban living while still desiring a tranquil home environment. This property presents a wonderful opportunity for first-time buyers or investors looking to expand their portfolio. Do not miss the chance to make this delightful maisonette your new home.

* PRICE RANGE £135,000 TO £150,000 *

Entrance

Stair case to first floor



Bedroom

11'11" x 11'8" (3.64m x 3.58m)

Double glazed window to front, radiator, built in cupboard housing boiler.

Lounge

11'11" x 11'8" (3.64m x 3.57m)

Double glazed window to side, radiator.

Kitchen

9'9" x 5'11" (2.98m x 1.82m)

Double glazed window to rear. Radiator. White fitted kitchen comprising base and eye units. Inset stainless steel sink unit with side drainer and mixer tap. Built in electric oven and hob with extractor fan over.

Inner Hall

Shower Room

6'10" x 5'7" (2.10m x 1.71m)

White suite featuring shower cubicle with mains fitted shower, low level WC and pedestal wash hand basin. Extractor fan. Heated towel rail.

Exterior

Allocated parking space

For 1 car.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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

Harrison's 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Member agent

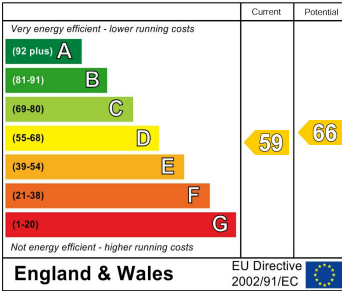
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigge 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

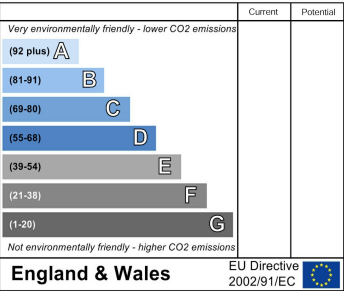


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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FIRST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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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