

Station Road, Rainham, Gillingham
Guide Price £170,000

Key Features

- Duplex apartment arranged over two floors
- Open Plan Living & Kitchen Area
- Approx. 103-year lease remaining
- Off road parking
- Walking distance to Rainham station
- Newly installed combi boiler
- Bathroom plus additional ground-floor WC
- Strong road links via A2 and M2
- EPC RATING C - 77
- Council Tax Band - B



Property Summary

****Guide Price £170,000 to £190,000****

LambornHill Estate Agents are pleased to present this well-proportioned duplex apartment, ideally located for convenience, transport links and everyday amenities. Arranged over two floors, the property offers a practical and clearly defined layout that supports comfortable, independent living.



Property Overview

The first level comprises a spacious living room, providing ample space for relaxation and dining, alongside a separate kitchen area designed for efficient day-to-day use. This floor also benefits from a bedroom, WC, and a welcoming entrance hall, creating a well-balanced living environment with excellent separation between communal and private areas.

The upper floor offers a further generously sized bedroom and a family bathroom, with the duplex arrangement allowing for enhanced privacy and flexible use of space—well suited to occupants seeking distinct living and sleeping zones.

Externally, the property benefits from off-road parking, adding valuable practicality in this central location. The apartment is offered with a long lease of approximately 103 years, providing reassurance and long-term security.

Forge Court is ideally positioned on Station Road, offering easy access to local shops, services and strong transport connections, making it a convenient and low-maintenance home option.

An excellent opportunity for buyers seeking a sensibly laid-out, well-located apartment with parking and long lease terms. Early viewing is recommended.

About The Area

Forge Court is conveniently located on Station Road in the heart of Rainham, offering an excellent setting for those seeking easy access to transport, local amenities and everyday services. The area is well suited to residents who value practicality, independence and strong connectivity.

Rainham town centre is within close reach, providing a range of supermarkets, shops, cafés and essential services, all easily accessible on foot or by short journey. The location also benefits from excellent public transport links, with Rainham railway station nearby offering direct routes to London and surrounding areas, making it ideal for commuters.

Regular bus services operate along Station Road, providing straightforward connections to neighbouring towns and key destinations. The area is also well placed for road access, with the A2 and M2 close by for wider travel across Kent and beyond.

For leisure and wellbeing, residents can enjoy nearby green spaces, local walking routes and community facilities. Healthcare services are also easily accessible, adding further convenience to this central and well-established location.

Forge Court offers a balanced combination of accessibility, convenience and low-maintenance living, making it an appealing choice for those seeking a well-connected home in Rainham.

Entrance Hall

9' x 3'

Living/Kitchen Area

16'5 x 15'8

Bedroom Two

8'4 x 6'6

W/C

6'7 x 3'2

Bedroom One

14'9 x 11'9

Bathroom

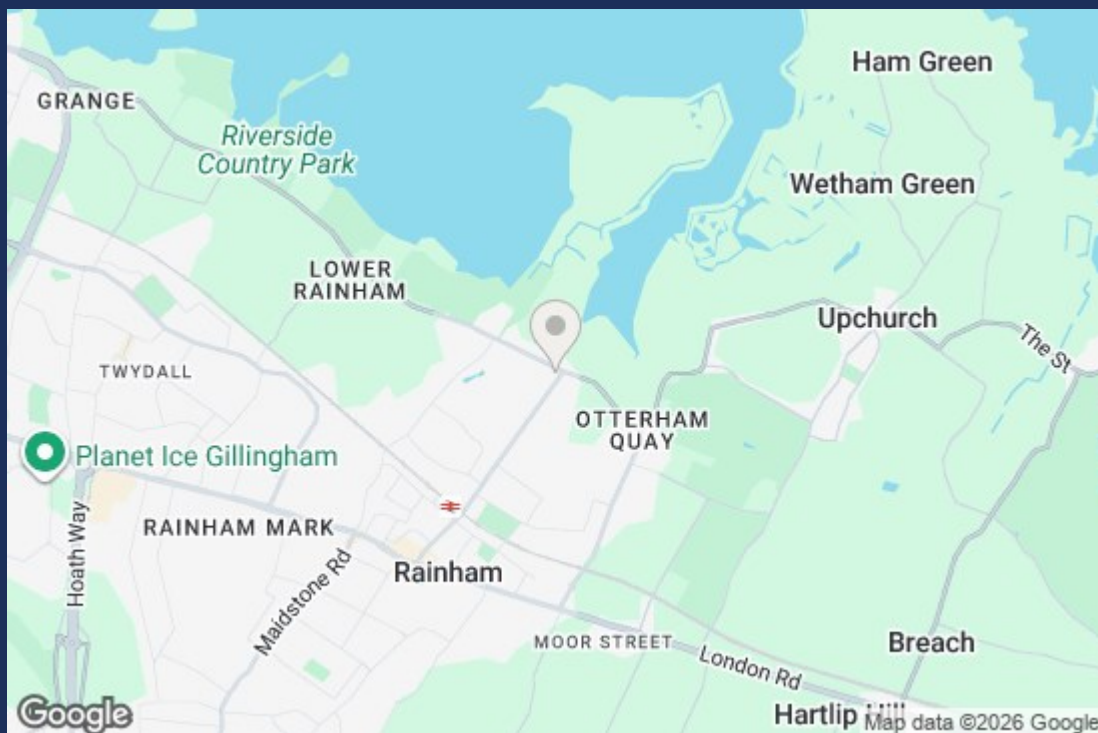
7' x 4'8

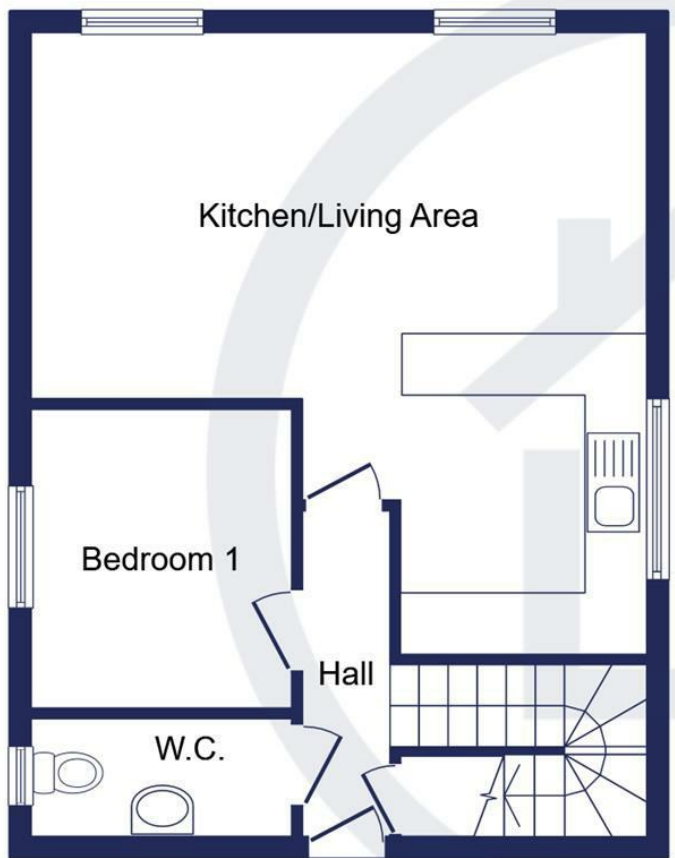
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

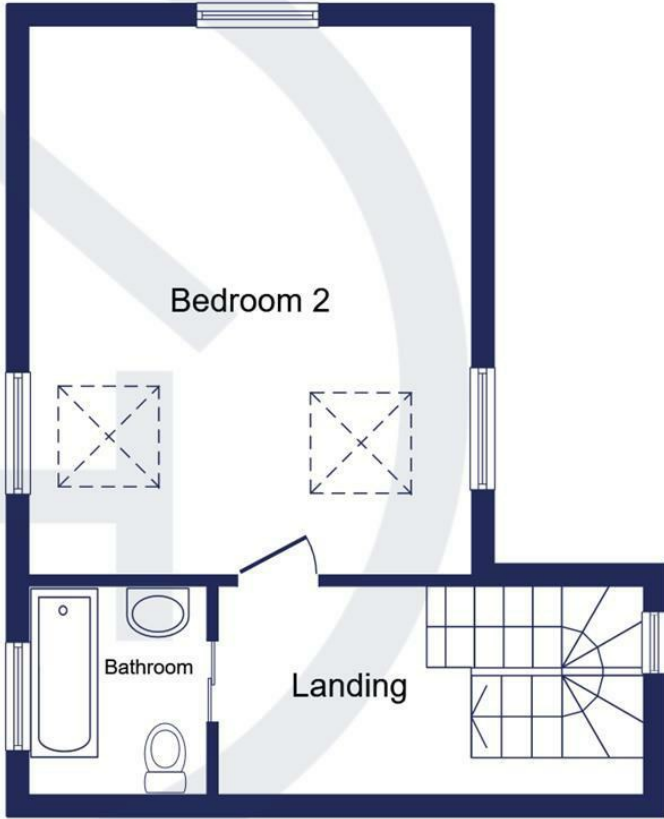
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road, Rainham, ME8 9PN
 T: 01634 912700
 rainham@lambornhill.com
 www.lambornhill.com

