



28 Guardian Court

Rainham, ME8 7HQ

£140,000



SHARED OWNERSHIP 70% - Situated within the popular Guardian Court development in Rainham, this well-maintained 1 bedroom retirement property offers a comfortable and secure lifestyle for residents aged 60 and over.

The property is finished to a good internal standard, featuring a bright living area, a spacious double bedroom with built-in wardrobes, a modern fitted kitchen, and a practical shower room. The apartment is designed with ease of living in mind, providing a peaceful and welcoming environment.

Residents enjoy access to beautifully landscaped communal gardens, perfect for relaxing or socialising, as well as the benefit of resident parking, ensuring convenient access for both residents and visitors. The development also offers a laundry room and resident manager with 24-hour emergency pull-cord system for added peace of mind.

Ideally located close to local shops, amenities, and public transport, this is a fantastic opportunity to join a friendly, well-kept retirement community in a desirable Rainham location. **NO CHAIN.**

THE VENDOR ADVISES THE REMAINING LEASE IS 60 YEARS, SERVICE CHARGE £255.73 PER MONTH AND NO GROUND RENT IS PAYABLE.



Communal Entry Phone System

Door Up To First Floor

Entrance Door To Flat

Hallway

Lounge/Diner

21'7 x 11'7 (6.58m x 3.53m)

Kitchen

9'8 x 6'9 (2.95m x 2.06m)

Bedroom

12'9 x 11'3 (3.89m x 3.43m)

Shower Room

6'9 x 6'8 (2.06m x 2.03m)

Residents Parking Spaces

Communal Gardens

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

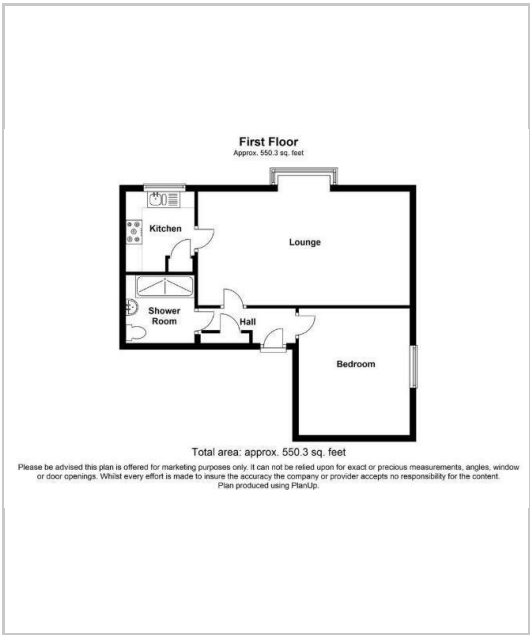
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

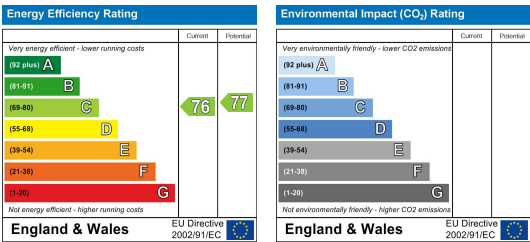
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.