



Bond Lodge 4-22 High Street

Rainham • Gillingham

Price: £479,950



Bond Lodge 4-22, High Street, Rainham, ME8 7JE
£479,950

- PRICE £479,950
- RETIREMENT LIVING
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- BATHROOM
- COMMUNAL LOUNGE
- CLOSE TO LOCAL AMENITIES
- COMMUNAL PARKING
- MEDWAY COUNCIL TAX BAND B
- EPC RATING B



Exclusively for the over 60's a NEW TWO bedroom retirement apartment in Rainham TOWN CENTRE.

Where you can enjoy a safe and secure lifestyle with LESS MAINTENANCE and more time for you. Benefiting from an Owners' Lounge with coffee bar perfect for socialising with family and friends.

This beautiful apartment comes with a fully fitted kitchen, two bedrooms, spacious living room, en-suite shower room and a bathroom.

The kitchen has been designed for practicality, with integrated fridge/freezer and a waist-height oven to save bending down. The bedroom comes complete with fitted wardrobes as well as TV and telephone points, with even the smallest details considered.

This stunning retirement development of one and two bedroom apartments is in a fantastic, central location, close to all the essential amenities and public transport. Bond Lodge is home to 55 apartments and includes an Owners' Lounge with a built-in coffee bar, creating the perfect location for socialising with like-minded neighbours. The development is within easy reach of the local shops, supermarkets and tourist attractions, so you can enjoy an independent, active retirement.

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from fish and chip suppers, to tea dances, giving you the chance to socialise as much as you like throughout the year.

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting.

ENTRANCE HALL

LOUNGE

18'0" x 11'1" (5.5 x 3.4)

KITCHEN

8'2" x 7'10" (2.5 x 2.4)

BEDROOM 1

13'5" x 9'2" (4.1 x 2.8)

BEDROOM 2

16'0" x 9'6" (4.9 x 2.9)

EN-SUITE SHOWER ROOM

6'10" x 5'6" (2.1 x 1.7)

BATHROOM

7'10" x 6'6" (2.4 x 2.0)



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 and the photographs may have been enhanced using photo editing software.

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

NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



Energy Efficiency Rating

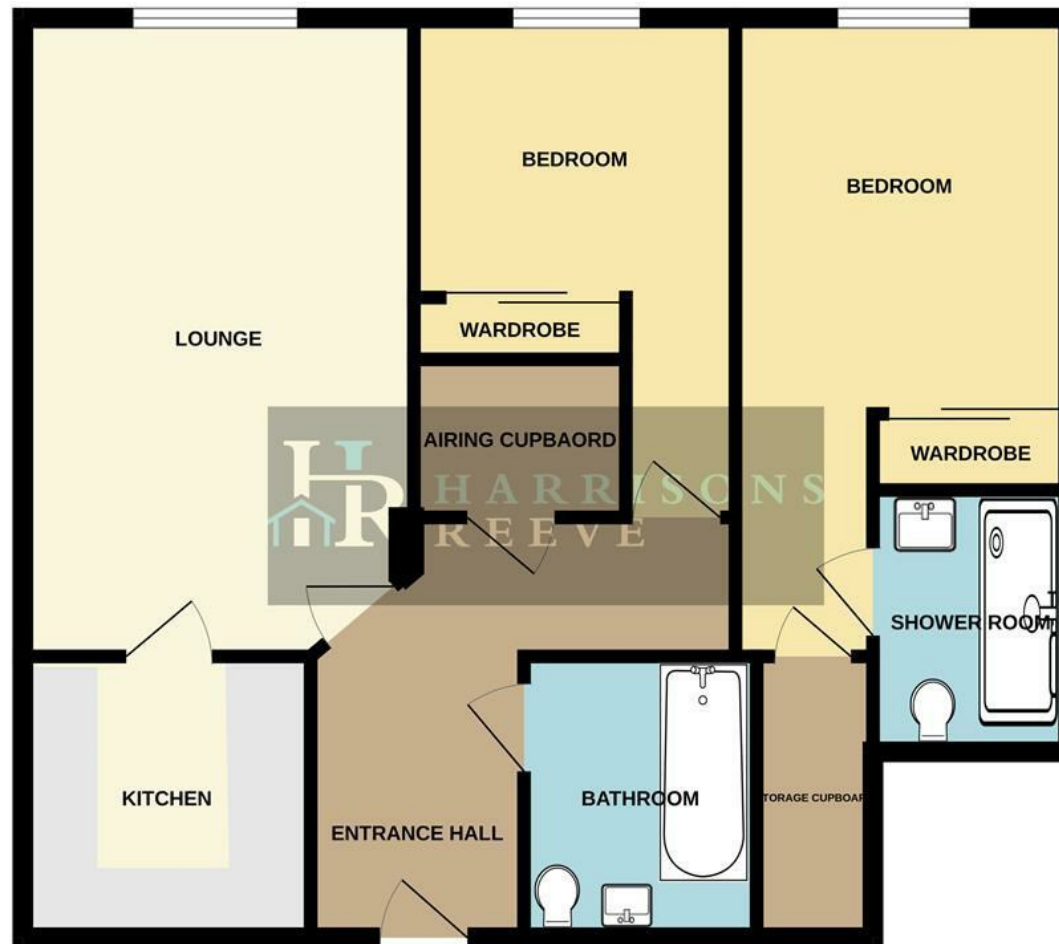
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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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