



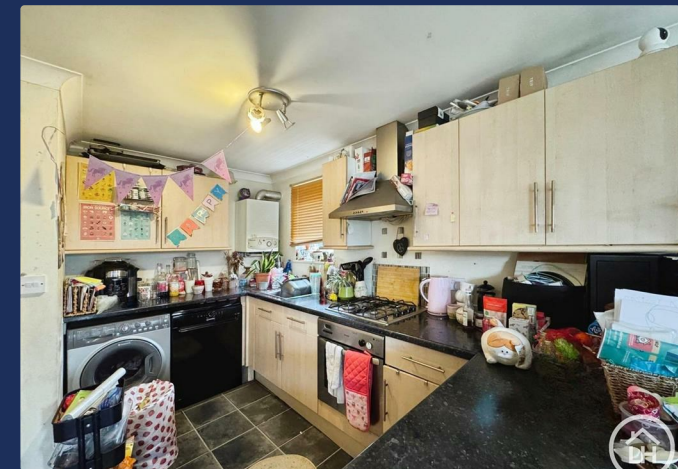
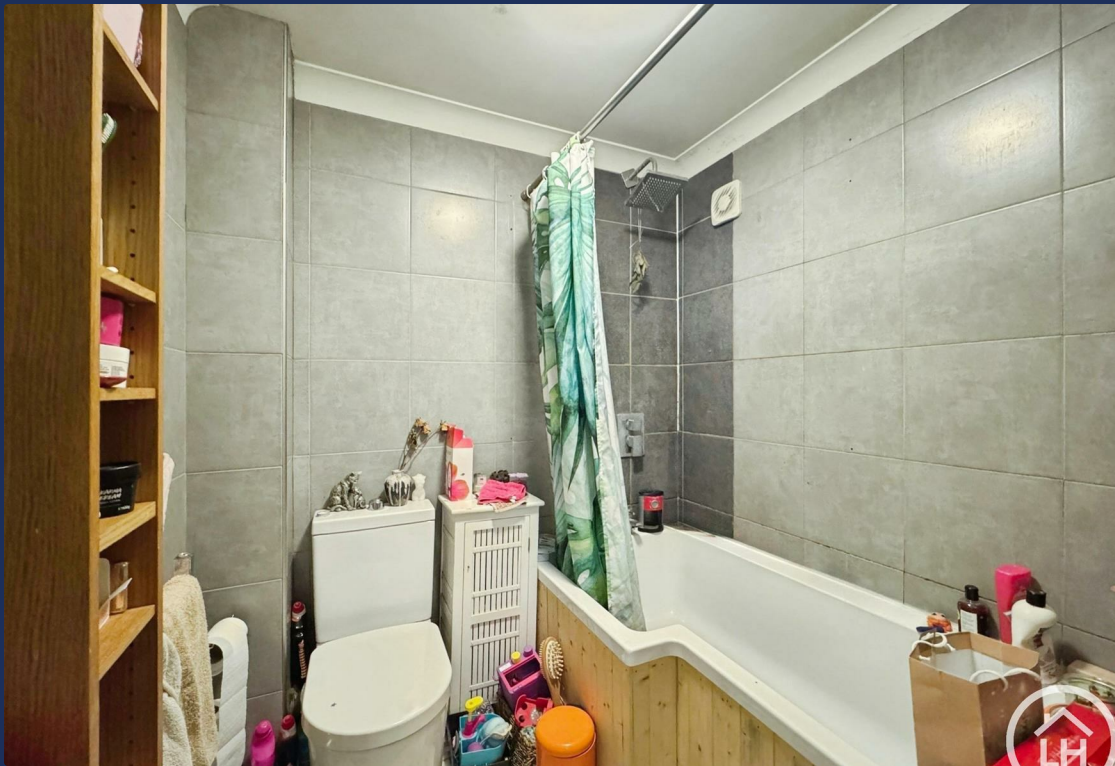
Station Road, Rainham, Gillingham  
**Asking Price £190,000**

## Key Features

- Two Bedroom Ground Floor Maisonette
- Open-Plan Kitchen & Lounge
- Off Road Parking
- Scope To Update & Personalise
- Great Commuters Links
- No Chain
- 103 Years remaining Lease
- Private Rear Garden
- EPC Rating -C (71)
- Council Tax Band - C

## Property Summary

LambornHill Estate Agents are pleased to offer this two-bedroom ground-floor maisonette, providing a practical and accessible layout with the added benefit of private outdoor space. The property is well suited to buyers seeking straightforward accommodation with scope to update and personalise.



## Property Overview

The accommodation comprises an open-plan kitchen and lounge area, creating a combined living and dining space suitable for everyday use. The layout makes efficient use of space while offering flexibility in how the living area is arranged.

There are two bedrooms, offering adaptable accommodation for sleeping, home working or guest use, along with a bathroom completing the internal layout. The property presents an opportunity for improvement, allowing incoming purchasers to modernise to their own taste.

Externally, the maisonette benefits from a private garden, providing valuable outdoor space for relaxation or practical use. In addition, off-road parking is included, enhancing day-to-day convenience.

The property is offered with a long lease of approximately 103 years, offering reassurance and long-term security. Positioned on Station Road, Forge Court is conveniently located for local shops, amenities and transport links, making it a practical choice for those seeking independence and accessibility.

An excellent opportunity for buyers looking for a ground-floor home with outdoor space and potential. Early viewing is recommended.

## About The Area

Forge Court is conveniently located on Station Road in Rainham, offering a well-connected and practical setting for everyday living. The area is ideal for those seeking easy access to local amenities, transport links and essential services.

Rainham town centre is within close proximity, providing a range of supermarkets, shops, cafés and facilities for daily needs. The location benefits from excellent public transport connections, with Rainham railway station nearby offering direct routes to London and surrounding areas. Regular bus services also operate along Station Road, supporting straightforward travel across Medway.

For those who drive, the A2 and M2 are easily accessible, allowing convenient road travel to neighbouring towns and beyond. The area is also well served by healthcare facilities, community services and leisure options, all within a short distance.

Local green spaces and walking routes are available nearby, offering opportunities for outdoor activity and relaxation. Overall, Forge Court provides a balanced combination of accessibility, convenience and practical living in a well-established part of Rainham.

## Entrance Hall

### Open Plan Lounge/Kitchen

20'4 x 16'5 - at widest point

### Bedroom One

11'6 x 8'

### Bedroom Two

7'11 x 7'9

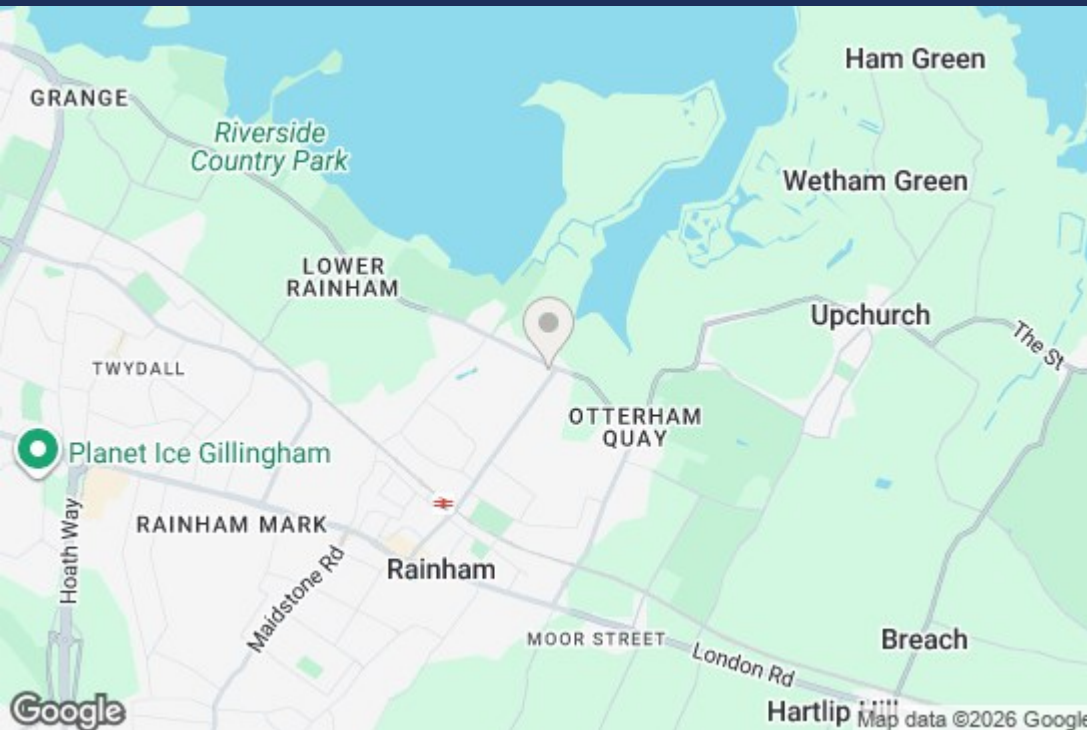
## Family Bathroom

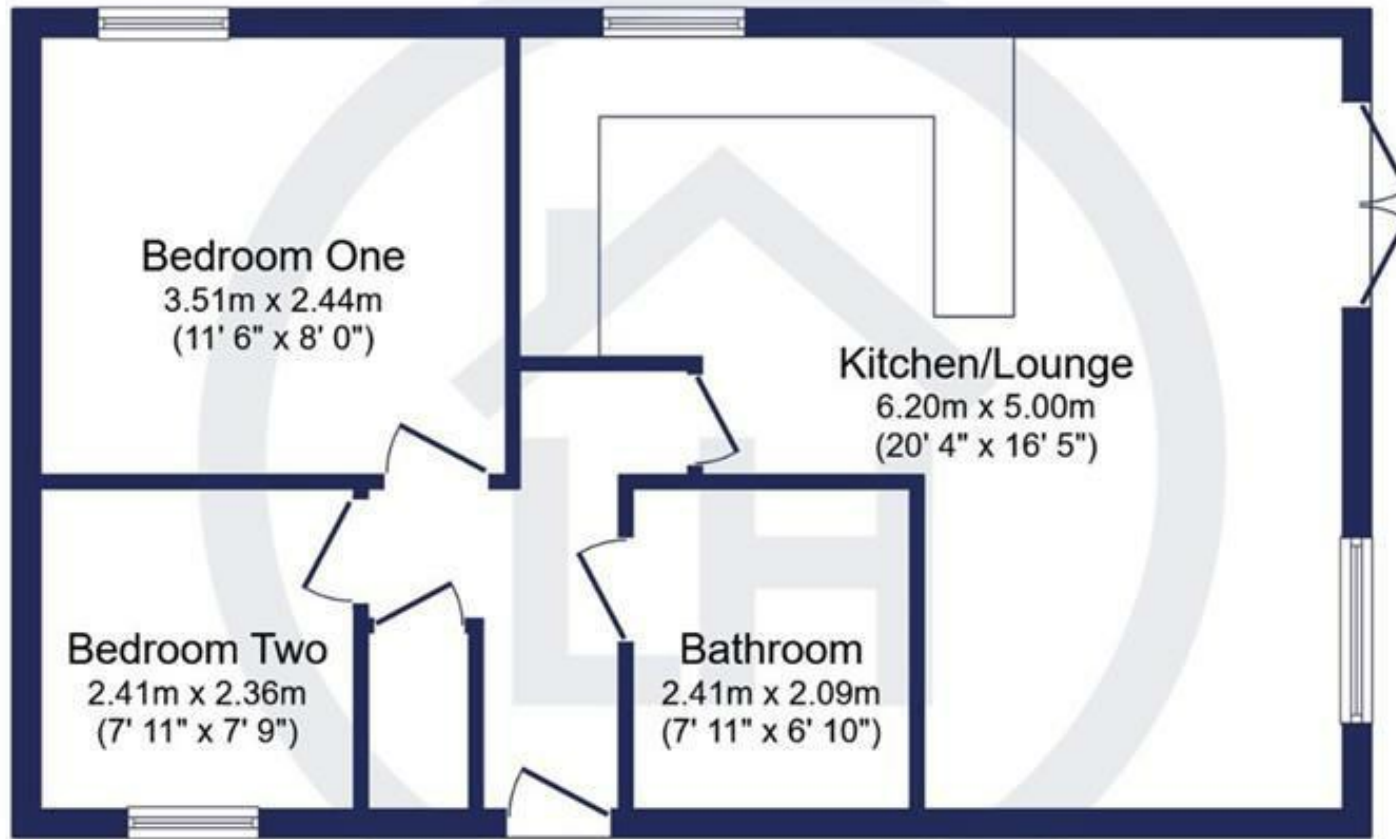
## About LambornHill

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!**





**Floor Plan**  
Floor area 50.0 sq.m. (538 sq.ft.)

**Total floor area: 50.0 sq.m. (538 sq.ft.)**

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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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