



## Christchurch Avenue

Rainham, RM13 8JA

Offered for sale with no onward chain is this two bedroom ground floor maisonette, the accommodation includes two double bedrooms, shower room and separate WC, kitchen/breakfast room and lounge. externally there is a 65 ft rear garden. the property is being sold with the benefit of an extended lease upon completion of 176 years.

**£275,000 - Leasehold - Council Tax: B**

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## Entrance Hall

Entrance door, two cupboards, radiator, carpet.

## Reception Room

13'11 x 13'4 (4.24m x 4.06m )  
Double glazed window to front, gas fire, radiator, radiator, carpet.

## Kitchen/Breakfast Room

10'10 x 10'2 (3.30m x 3.10m )  
Double glazed door and window to rear, wall and base units, stainless steel single drainer sink, gas cooker point, plumbing for washing machine, dishwasher, boiler, vinyl flooring.

## Bedroom One

13'5 x 9'10 (4.09m x 3.00m )  
Double glazed window to front, cupboard, radiator, carpet.

## Bedroom Two

9'11 x 9'5 (3.02m x 2.87m )  
Double glazed window to rear, fitted sliding wardrobes, radiator, carpet.

## Shower Room

Frosted double glazed window to rear, vanity wash hand basin, walk in shower

enclosure, heated towel rail, tiled walls, tiled flooring.

## Separate WC

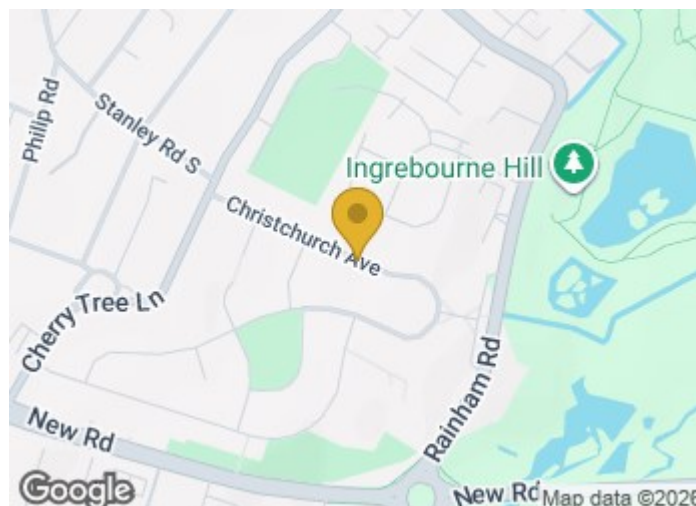
Frosted double glazed window to rear, low level WC. tiled walls, vinyl flooring.

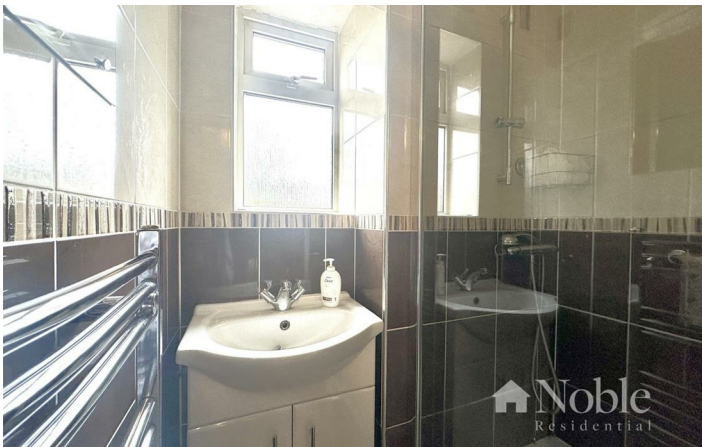
## Gardens

65' (19.81m)  
Front Garden: Area to right of pathway as you look at the property from the road.  
Rear Garden: Side pedestrian access, external brick built storage, patio area, lawn, shed, outside tap.

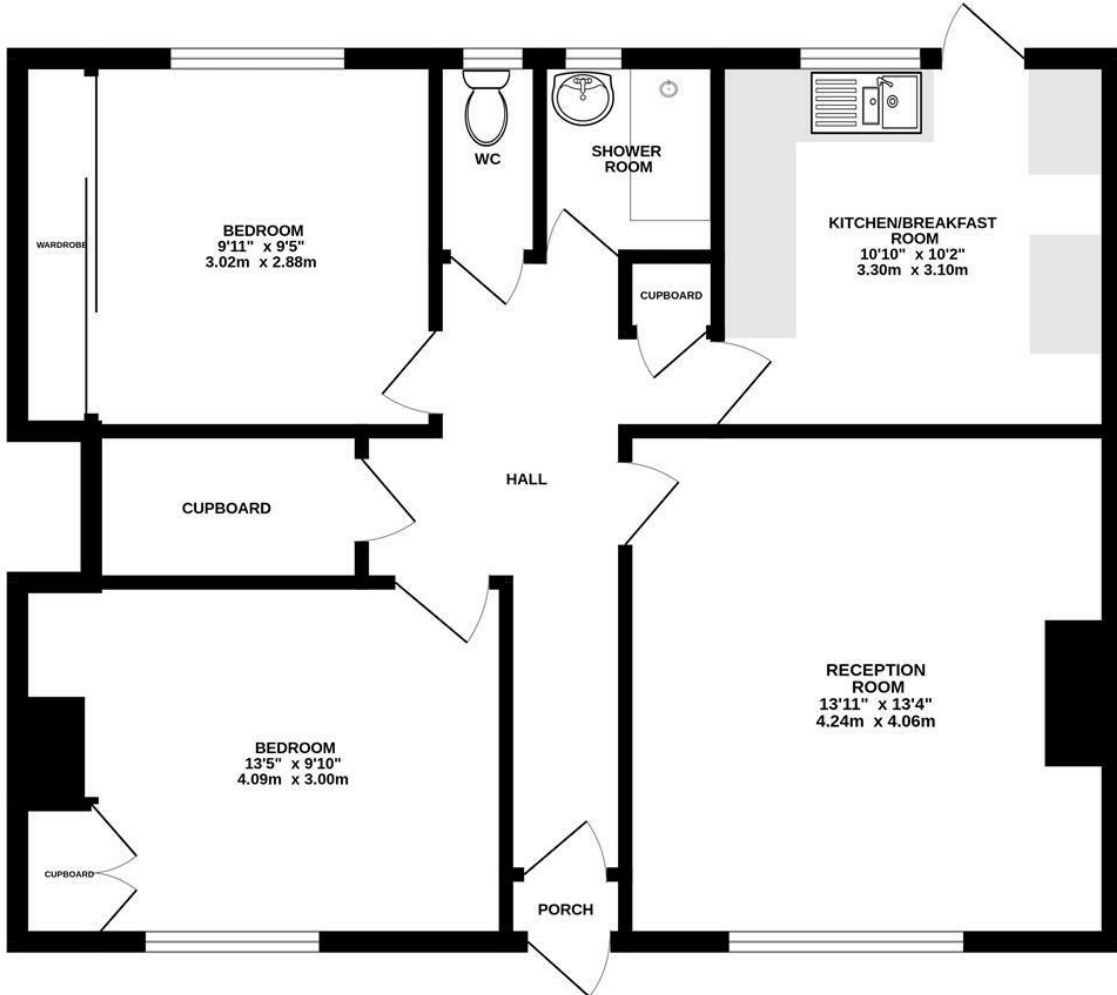
## Material Information

We have been advised by the sellers the following information:  
Lease Remaining: 86 years however this is currently being extended and will be 176 years on completion.  
Annual Ground Rent: £10.00 per annum.  
Annual Service Charge 2025/2026: £1,029.35 including building insurance.





**GROUND FLOOR**  
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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Material Information:  
 Council Tax Band: B  
 Tenure: Leasehold

