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HARRISONS REEVE

Flat 3 Randall Court Randall Road

• Chatham

Price: £140,000







Flat 3 Randall Court, Randall Road, , ME4 6JW
£140,000

- 1 BEDROOM GROUND FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- RE-DECORATED AND NEW CARPETS LAID
- IDEAL FIRST TIME PURCHASE OR INVESTMENT PROPERTY
- 1 PARKING SPACE IN COMMUNAL CAR PARK
- 103 YRS REMAINING ON LEASE
- £600 ANNUAL SERVICE CHARGE, £100 GROUND RENT - LAST PAID 2023
- NO ONWARD CHAIN
- EPC RATING "E"; MEDWAY COUNCIL TAX BAND "A"

Located on Randall Road in Chatham, this delightful GROUND FLOOR flat offers a perfect blend of comfort and convenience. With a spacious open plan lounge/kitchen, this property provides an inviting space for relaxation and entertaining. The well-appointed bedroom ensures a peaceful retreat, ideal for unwinding after a long day.

The flat features a modern bathroom, designed with functionality in mind, catering to all your daily needs. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling area, allowing for easy access and peace of mind.

This flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle. Its prime location in Chatham means you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for commuters and city dwellers alike.

In summary, this charming flat on Randall Road is a wonderful opportunity to embrace a comfortable and convenient lifestyle in Chatham. Don't miss your chance to make this lovely property your new home.

Communal Entrance

Entrance Hall

Open Plan Lounge Kitchen
16'5" x 10'5" (5.02m x 3.18m)

Bedroom
10'2" x 10'0" (3.12m x 3.07m)

Bathroom

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons 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
Harrisons 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.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS 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.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

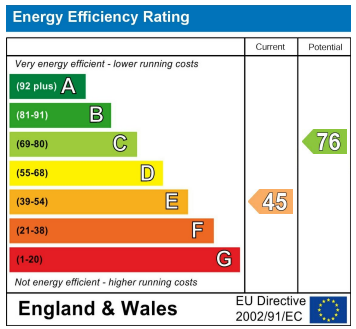
NB
WE UNDERSTAND THAT THE LAST GROUND RENT PAID IN 2023 WAS £100 P.A AND THE ANNUAL SERVICE CHARGE £600 P.A

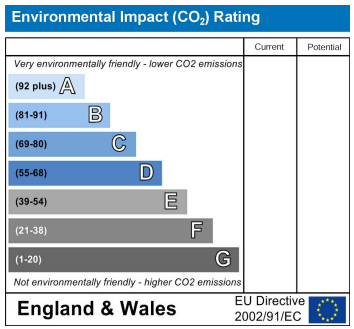






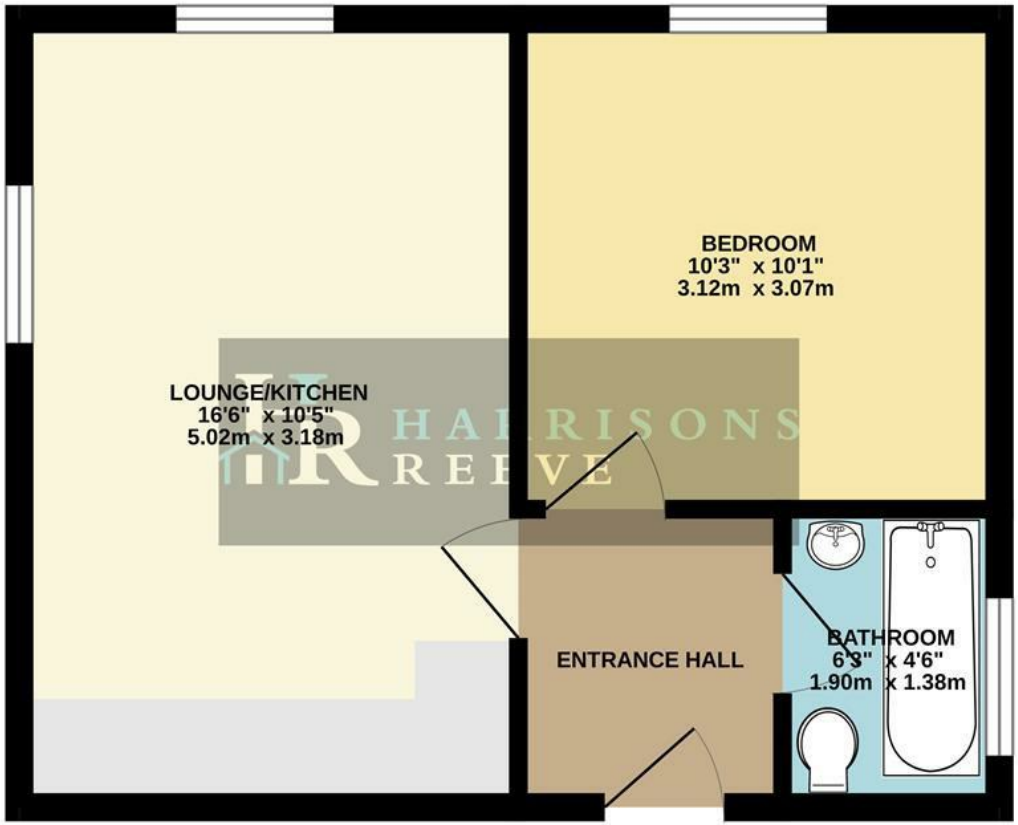






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GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 337 sq.ft. (31.3 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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