

01634 379 799

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62 Maplins Close

• Rainham

Price: £150,000



62, Maplins Close, , ME8 8BG
£150,000

- 2 BEDROOM FIRST AND SECOND FLOOR MAISONETTE
- CENTRAL RAINHAM LOCATION, IDEAL FOR COMMUTERS AND INVESTMENT BUYERS
- NO ONWARD CHAIN!!
- ALLOCATED PARKING SPACE & GARDEN AREA
- APPROX 705 SQ FT
- 43 YRS REMAINING ON THE LEASE
- ANNUAL SERVICE CHARGE OF £410, ANNUAL GROUND RENT £12.50
- REPLACEMENT ROOF FITTED APPROX. 2025

Welcome to this charming property located on Maplins Close in the desirable area of Rainham. This delightful home offers a comfortable living space, perfect for individuals or small families seeking a peaceful environment.

With a total area of 710 square feet, the property features a well-proportioned reception room that provides an inviting space for relaxation and entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

Built in 1971, this property combines classic charm with modern potential, allowing you to add your personal touch while enjoying the benefits of a well-established home. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal choice for those looking to settle in a friendly neighbourhood.

Whether you are a first-time buyer or looking to downsize, this property on Maplins Close presents a wonderful opportunity to create a warm and welcoming home. Do not miss the chance to view this lovely residence and envision your future in this inviting space.

Ground Floor

Entrance door, stair case to first floor.

First Floor Landing

Wall mounted boiler, double glazed window to front, radiator. Built in storage cupboard.

Lounge

14'0" x 12'10" red to 10'0" (4.27m x 3.92m red to 3.07m)
Double glazed window to rear, radiator.

Kitchen

11'2" x 7'1" (3.42m x 2.18m)
Double glazed window to front. White fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob.

Second Floor Landing

Bedroom 1

10'8" x 10'5" (3.26m x 3.20m)
Double glazed window to front, radiator, 2 built in storage cupboards.

Bedroom 2

10'9" x 8'10" (3.30m x 2.71m)
Double glazed window to rear, radiator. Built in wardrobe.

Bathroom

7'8" x 4'9" (2.36m x 1.47m)
Frosted double glazed window to rear. White bathroom suite featuring panelled bath with wall mounted shower, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

1 Allocated parking space

Garden area

Located to rear, mainly laid to lawn.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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.

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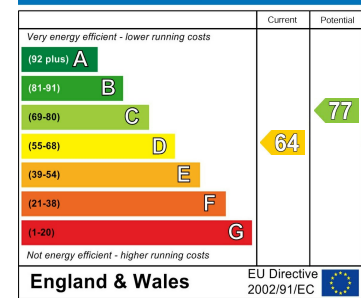
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

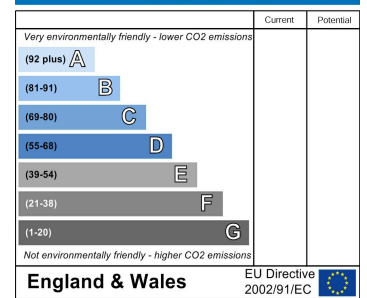
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

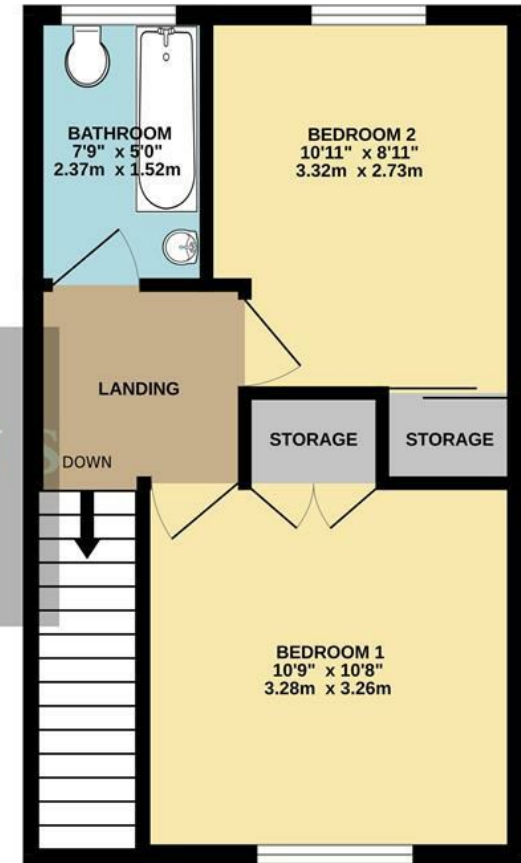
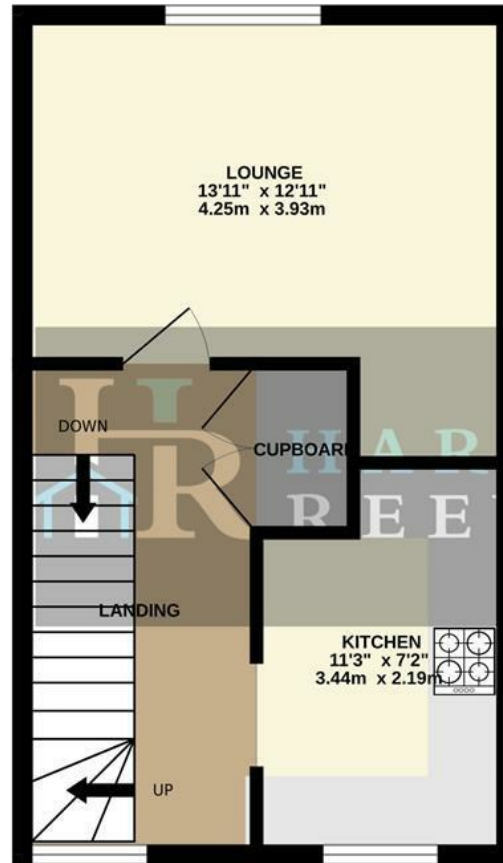


Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND
31 sq.ft. (2.9 sq.m.) approx.

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

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



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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