


HARRISONS REEVE

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# 1 Forge Court Station Road

Rainham • Gillingham

Price: £140,000





1 Forge Court, Station Road, Rainham, ME8 7UL
£140,000

- ONE BEDROOM GROUND FLOOR FLAT
- SPACIOUS BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- MODERN KITCHEN
- STORAGE SPACE
- CLOSE TO RAINHAM TRAIN STATION
- CTAX BAND: B
- EPC RATING: C

Nestled on Station Road in the charming area of Rainham, Gillingham, this delightful ground floor flat offers a perfect blend of comfort and convenience. With one spacious double bedroom, this property is ideal for individuals or couples seeking a cosy living space.

The flat features a well-appointed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals and enjoy culinary adventures.

One of the standout features of this property is its prime location, just a stone's throw away from Rainham train station. This proximity ensures easy access to public transport, making commuting a breeze and opening up a world of opportunities for work and leisure.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a piece of this vibrant community. With its modern amenities and convenient location, it is sure to appeal to those seeking a comfortable and accessible home. Don't miss the chance to make this lovely flat your own.

EPC Rating: C

**Entrance Hall**
3'10" x 9'1" (1.19m x 2.77m)

**Bathroom**
10'2" x 5'3" (3.12m x 1.61m)

**Bedroom**
10'2" x 10'8" (3.12m x 3.26m)

**Kitchen/Lounge**
21'7" x 11'8" (6.59m x 3.58m )

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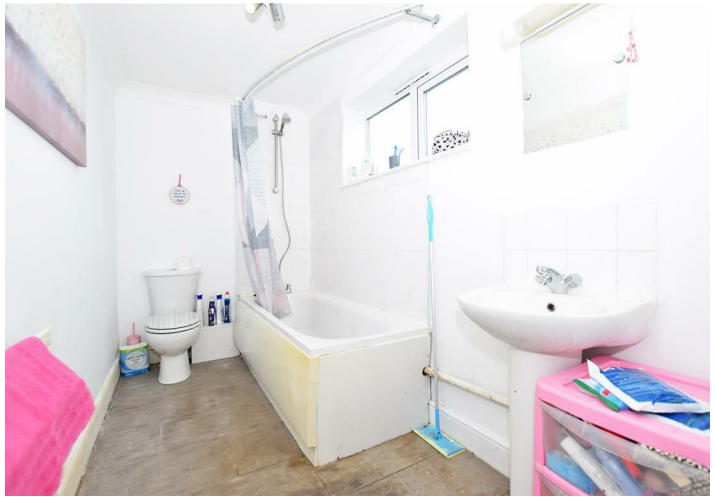
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**AML Charges**
By law, move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once and offer is accepted ( subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

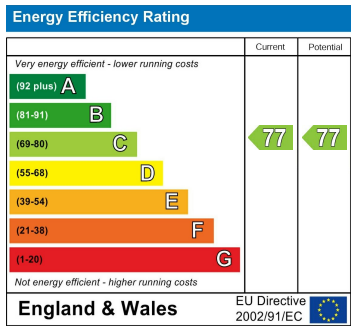
**NB**
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also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

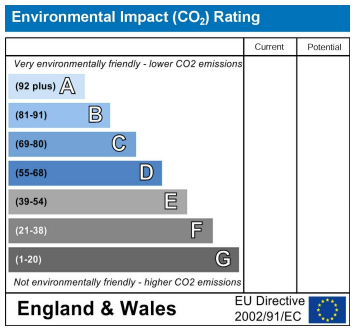









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# GROUND FLOOR
## 452 sq.ft. (42.0 sq.m.) approx.




TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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The Property Ombudsman