



New Zealand Way

Rainham, RM13 8JP

Guide Price £300,000 - £325,000. Offered for sale with no chain is this recently refurbished two bedroom first floor maisonette the accommodation includes entrance hall, lounge, kitchen/breakfast room, two double bedrooms both with fitted wardrobes and bathroom. Externally there is a private rear garden, parking to the front and a detached garage.

Guide Price £300,000 - £325,000 - Leasehold - Council Tax: B

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Entrance Hall

Entrance door, stairs to first floor, cupboard, laminate flooring. Additional storage cupboard adjacent to front door.

Landing

Loft access, two cupboards, coved ceiling, laminate flooring.

Reception Room

17'3 x 13'11 (5.26m x 4.24m)

Two double glazed windows to front, spot lights, coved ceiling, radiator, wooden flooring.

Kitchen/Breakfast Room

10'10 x 10'4 (3.30m x 3.15m)

Two double glazed windows to rear, spot lights, laminate flooring, fitted with a range of wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, integrated appliances include washing machine, dishwasher and fridge freezer.

Bedroom One

11'2 x 10'4 (3.40m x 3.15m)

Double glazed window to front, spot lights, coved ceiling, fitted wardrobes, radiator, carpet.

Bedroom Two

11'5 x 10'3 (3.48m x 3.12m)

Double glazed window to rear, spot lights, coved ceiling, fitted wardrobes, carpet.

Bathroom

Frosted double glazed window to rear, spot lights, low level WC, pedestal wash hand basin, panelled bath with overhead shower, extractor, heated towel rail, part tiled walls, tiled flooring.

Garden

46' x 23' (14.02m x 7.01m)

Private rear garden.

Parking & Garage

Parking space to front with additional shared driveway leading to garage.

Material Information

We have been advised by the sellers the following information:

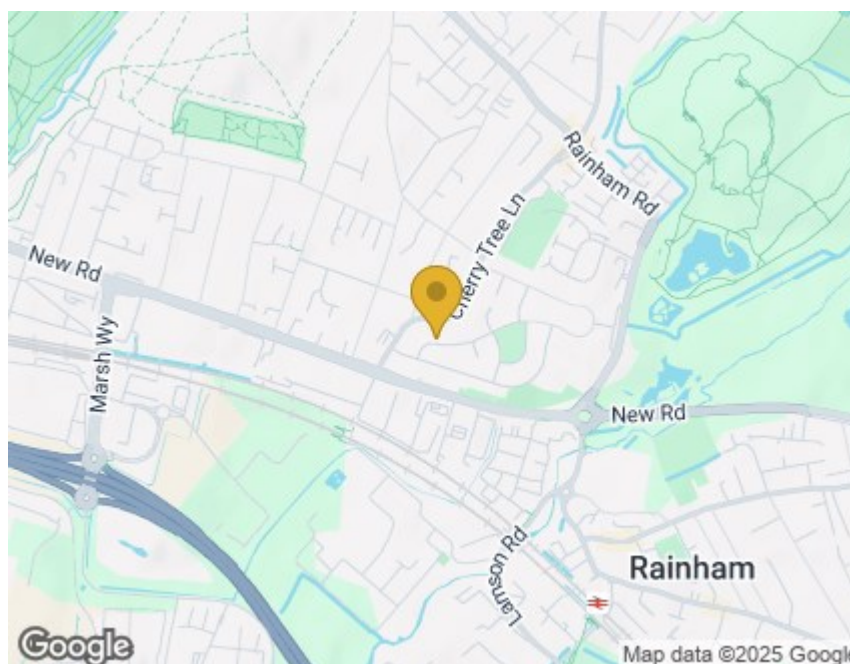
Lease Remaining: 81 years. The seller is in the process of extending the lease. Upon completion the lease will have 171 years remaining.

Annual Ground Rent: £0.00

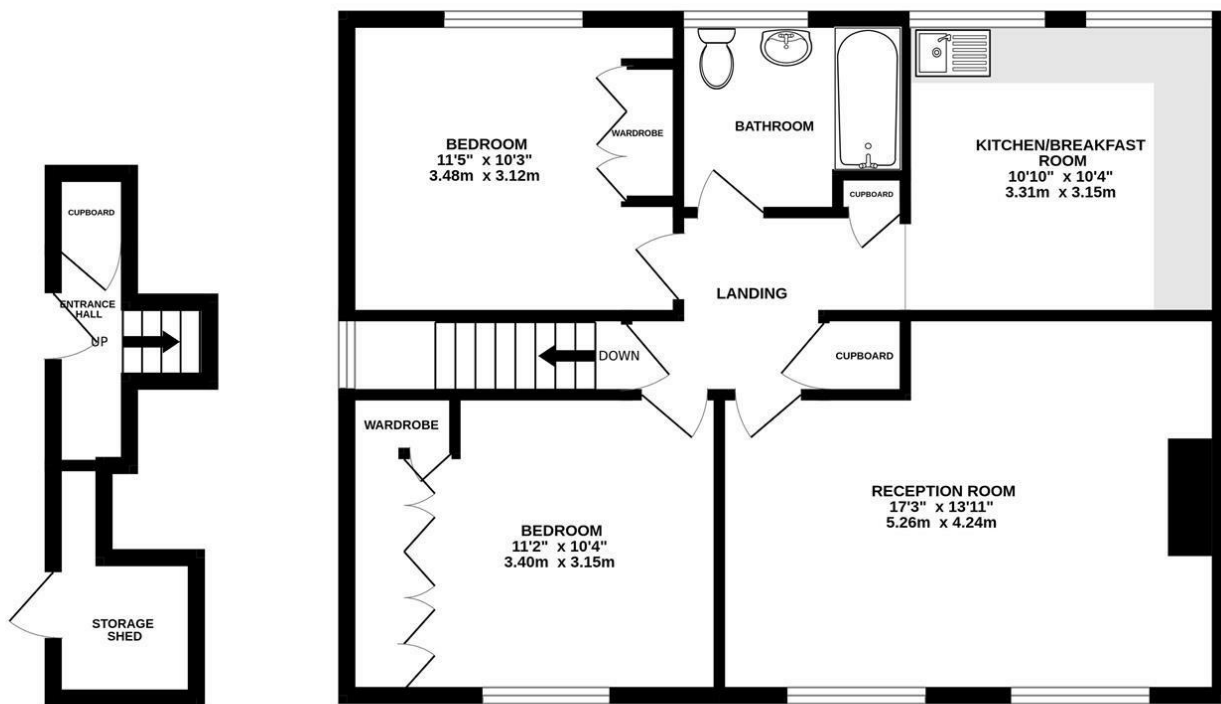
Ground Rent Review Period: N/A

Review increase: N/A

Annual Service Charge: £878.05







GROUND FLOOR
63 sq.ft. (5.9 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.

TOTAL FLOOR AREA : 758 sq.ft. (70.4 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

