





### Property Description

A well presented and spacious two bedroom first floor flat, offering comfortable and convenient modern living. The property has been well maintained throughout and is ideal for first-time buyers, small families, or investors alike.

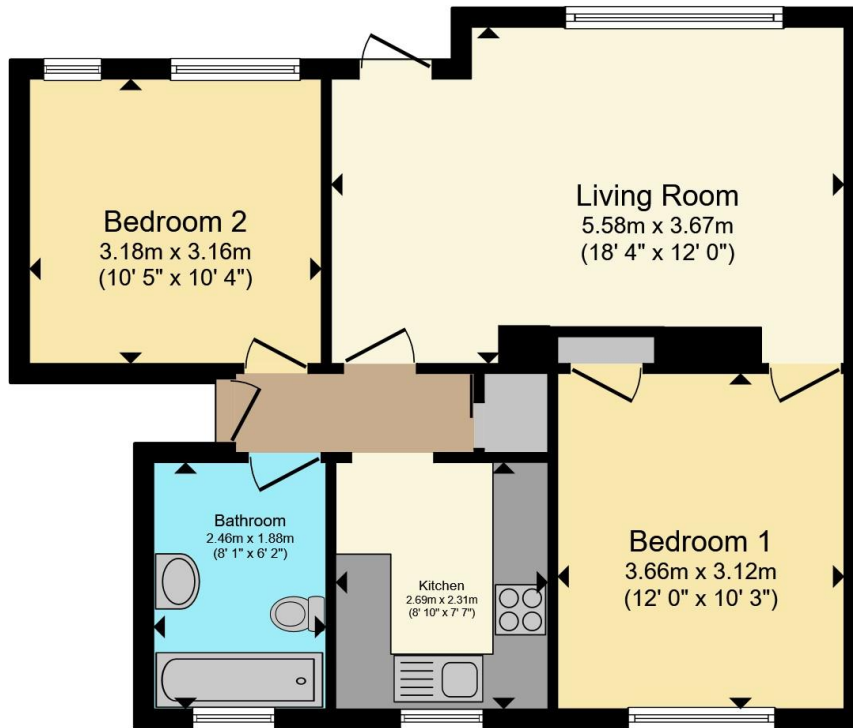
The flat features a bright and airy living area, providing ample space for both relaxing and dining. The separate kitchen is practical and well laid out, with plenty of storage and workspace. Both bedrooms are generously sized, offering flexibility for use as sleeping accommodation, a home office, or guest space. A well appointed bathroom completes the interior.

Externally, residents benefit from access to a communal garden, perfect for enjoying outdoor space without the upkeep of a private garden. The property also includes access to a car park, ensuring convenient off-street parking.

Situated in a desirable and convenient location, the flat is within easy reach of local shops, amenities, and transport links, making it an excellent choice for commuters and those seeking accessibility alongside a peaceful residential setting.

Early viewing is highly recommended to fully appreciate what this property has to offer.





Total floor area 57.1 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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21 High Street  
RAINHAM ME8 7HX

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1344.00

Ground Rent:  
30.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAL104007](http://connells.co.uk/Property/RAL104007)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RAL104007 - 0002