



## Flat 6 Avondale Place, Guardian Court

Rainham, ME8 7HP

Offers over £175,000



For residents over the age of 60. This well-presented one-bedroom ground floor apartment offers comfortable living in a peaceful, well-maintained development surrounded by beautiful communal gardens which can be accessed by the front door or bedroom. The maisonette features a bright living area, a fitted kitchen, a double bedroom, and a shower room. Parking available (not allocated) Located in a sought-after area of Rainham, the property enjoys excellent access to local amenities. Hempstead Valley Shopping Centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities. Rainham's own town precinct provides convenient everyday shopping, cafés, and services, all within easy reach. For commuters, the property benefits from superb transport links — the M2 motorway is close by, providing quick connections to London, Canterbury, and the Kent coast, while Rainham railway station offers direct services to London and surrounding areas. With its combination of a great location, attractive surroundings, and move-in-ready condition, this flat is a fantastic opportunity not to be missed. 106 Years remaining on the lease. Service charge £2126.59 per annum. Ground Rent £375.00 per annum. These fees will need to be confirmed by your solicitor. NO CHAIN.

### KEY WORD SEARCH

apartment, flat, maisonette, ground floor home, retirement property, over 60s accommodation, accessible property, living room, lounge, fitted kitchen, modern kitchen, double bedroom, shower room, communal gardens, landscaped gardens, outside space, parking, off-road parking, popular location, shops nearby, shopping centre, restaurants nearby, leisure facilities, cafés nearby, commuter friendly, motorway access, train station nearby, London connections, Kent coast access, leasehold property, no chain



## Door To

## Porch

5'7 x 4'6 (1.70m x 1.37m)

## Lounge/Diner

16'9 x 14'8 max (5.11m x 4.47m max)

## Kitchen

10'6 x 5'9 (3.20m x 1.75m)

## Bedroom

14'5 8'8 (4.39m 2.64m)

## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

## Garden

18' x 10' (5.49m x 3.05m)

## Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

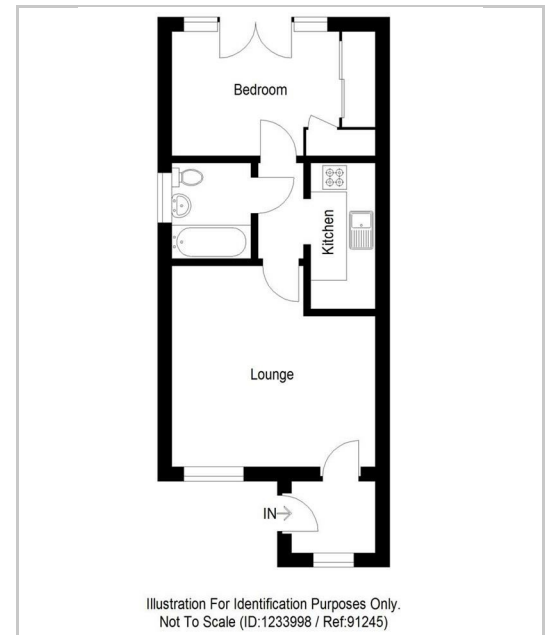
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

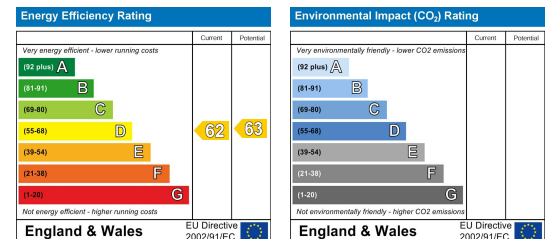
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.