



Offers in the region of £250,000

TENURE : LEASEHOLD

Nazing Walk, Rainham, RM13

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Foxes Abode Ltd

Suite 19/6, Exhibition House, Addison Bridge Place, London, W14 8XP

robyn@foxesabode.co.uk | 0208 536 6600

Website: <https://foxes.gnbproperty.com>



This spacious **two double bedroom top floor flat** is ideally located and offers fantastic potential for both **buy-to-let investors** and **first-time buyers** alike. The property boasts **two generous double bedrooms, gas central heating, and excellent storage throughout.**

A real highlight is the **massive reception room**, providing ample space for living and dining and offering great flexibility for future improvements. The flat also benefits from a **separate toilet**, enhancing practicality and convenience.

Further advantages include a **long lease** and **low ground rent**, making this an attractive and cost-effective investment. Properties of this size and potential in such a great location are rarely available.

Early viewing is highly recommended – contact us today to arrange your appointment and avoid missing out.

Entrance Hall

Entrance via UPVC door, Storage Cupboards, Wall mounted radiator, Laminate flooring and doors to all rooms.

Reception 24' 08" x 11' 05" (7.52m x 3.48m)

UPVC Window front and rear aspect, Wall mounted Radiators.

Kitchen 10' 07" x 8' 04" (3.23m x 2.54m)

UPVC window to side aspect, Matching Eye and Base level units with work surface over, Space for Fridge Freezer, Plumbing for Washing machine, Wall mounted Radiator and flooring

Bedroom One 13' 06" x 12' 02" (4.11m x 3.71m)

UPVC Window to Side aspect, Wall mounted Radiator, Various socket points and flooring

Bedroom Two 11' 09" x 10' 09" (3.58m x 3.28m)

UPVC window to side aspect, Wall mounted radiator, Various socket points and flooring

Bathroom 5' 07" x 5' 03" (1.70m x 1.60m)

UPVC Window to side aspect, Wall mounted Radiator, Bath with shower attachments over, Wash Hand basin, Tiled floor to ceiling and flooring

Separate WC

Window To rear aspect, Low level WC and flooring

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Nazing Walk, Rainham, RM13

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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