



Somerville House, Fairlane Road, Rainham, RM13

Offers Over **£250,000**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Ideally located within close proximity to Rainham C2C Station and local amenities, boasting a 992-year lease, is this well-presented one bedroom top floor apartment. The development enjoys good local schools and a NHS GP surgery.

Upon entering, the hallway provides access to all rooms and includes useful storage space.

The stunning open-plan kitchen / reception / dining room measures an impressive 18'3 x 13'6 and enjoys dual-aspect windows, creating a light and spacious environment. The modern kitchen area is fitted with a range of wall and base units, integrated appliances, and generous worktop space. A standout feature of this property is the exclusive access to the substantial terrace area, extending 21'7 x 17'9, perfect for outdoor dining, relaxing, or entertaining in the warmer months.

The bedroom is a generous double, measuring 14'4 x 9', while the well-appointed bathroom includes a bathtub with overhead shower, vanity unit, and tiled finishes.

Externally, the property benefits from well-maintained communal areas.

Situated in a modern residential development close to schools, shops, and transport links, the apartment is ideal for first-time buyers, commuters, or investors alike.

According to the seller:

Lease Length: 992 Years Remaining

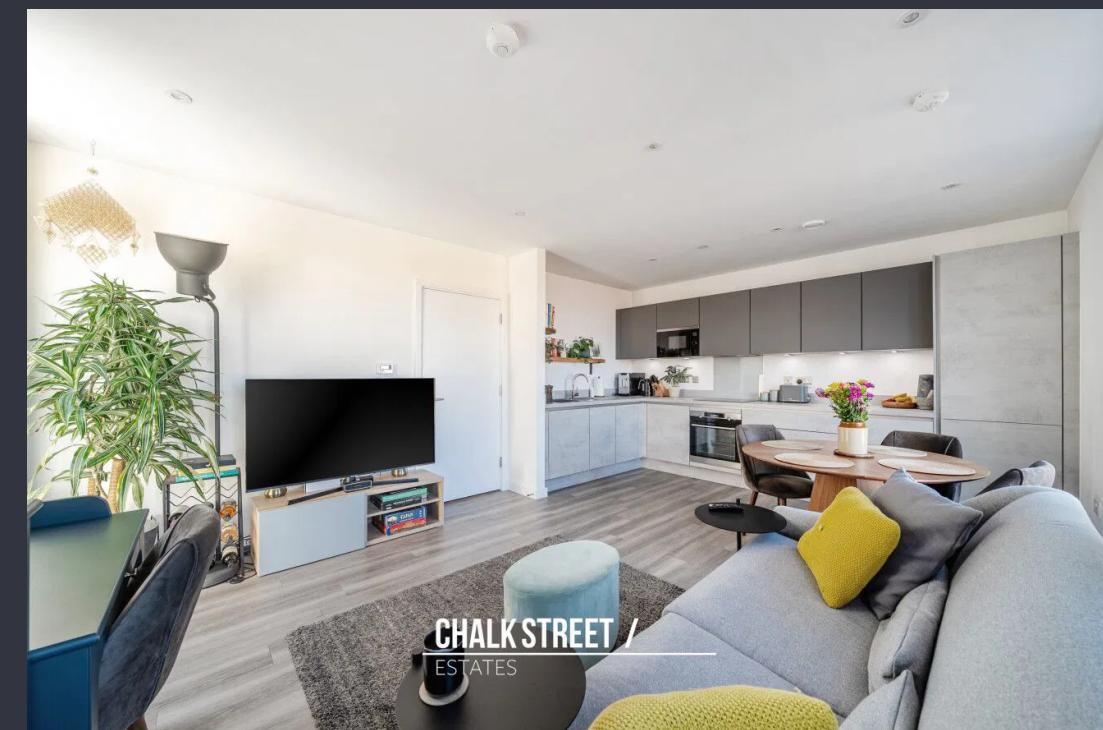
Service Charge: £2,628 p.a.

No Ground Rent

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

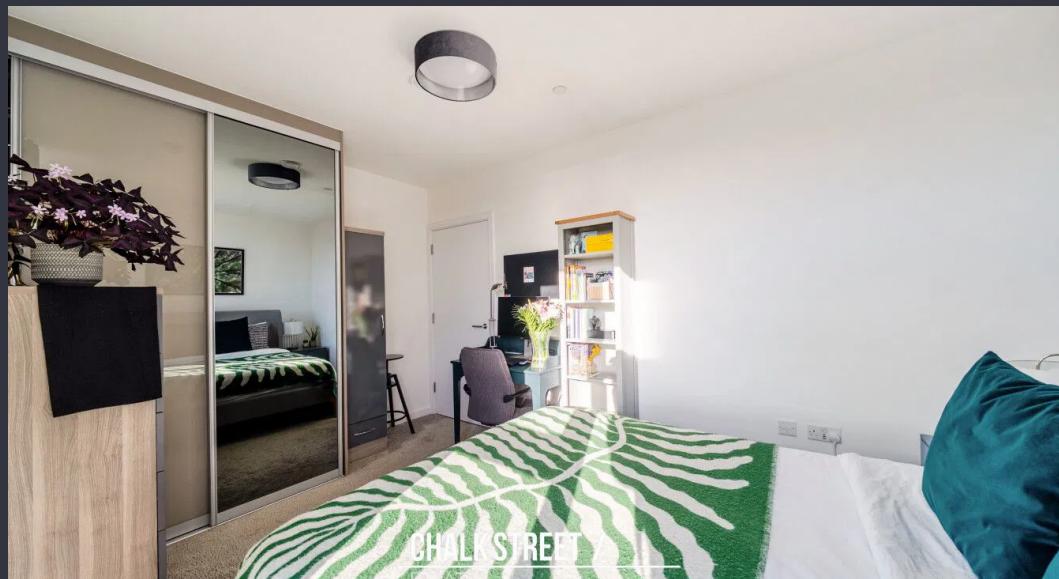
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- One Bedroom
- Top Floor Apartment
- Ideal First Purchase
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception / Dining Room
- Exclusive Access To Terrace Area
- Close Proximity To Schools and NHS GP Surgery
- 992 Years Remaining
- Service Charge £2,628 P.A.
- No Ground Rent



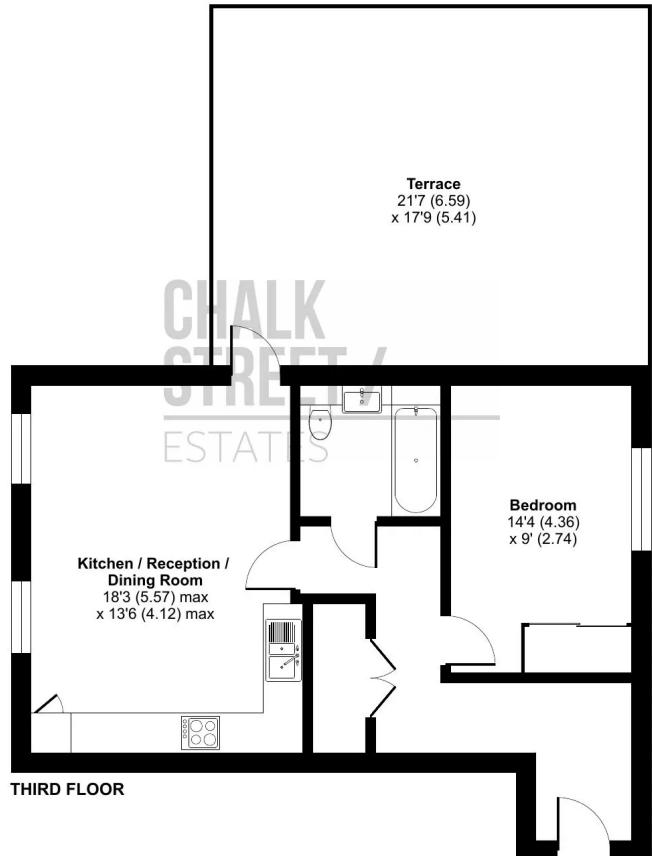
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Fairlane Road, Rainham, RM13

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	84
EU Directive 2002/91/EC			

Chalk Street Estates - Sales

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