



New Zealand Way

Rainham, RM13 8JP

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.

£325,000 - £350,000 - 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:

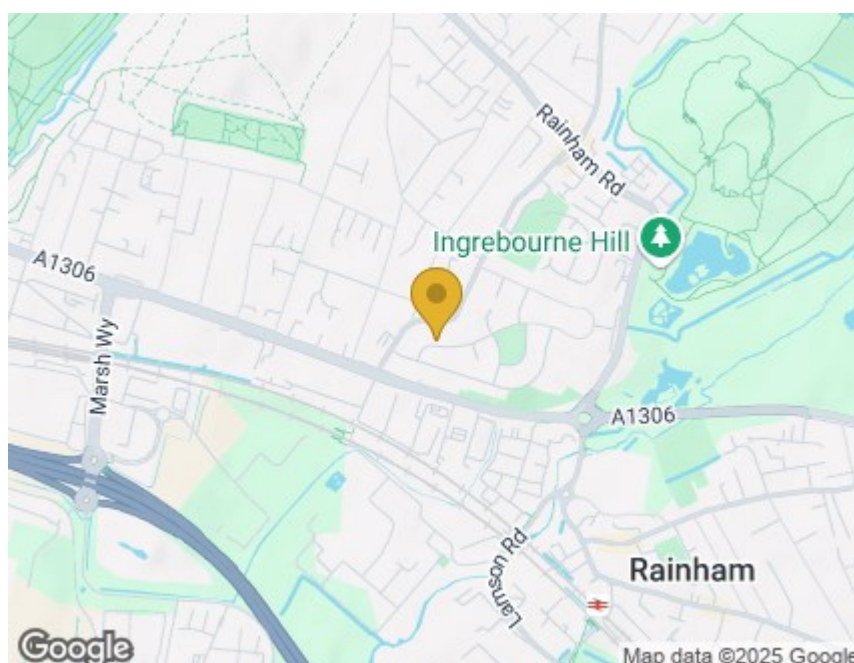
Lease Remaining: 81 years. The seller is in the process of extending the lease. Upon completion the lease will have 171 years remaining.

Annual Ground Rent: £0.00

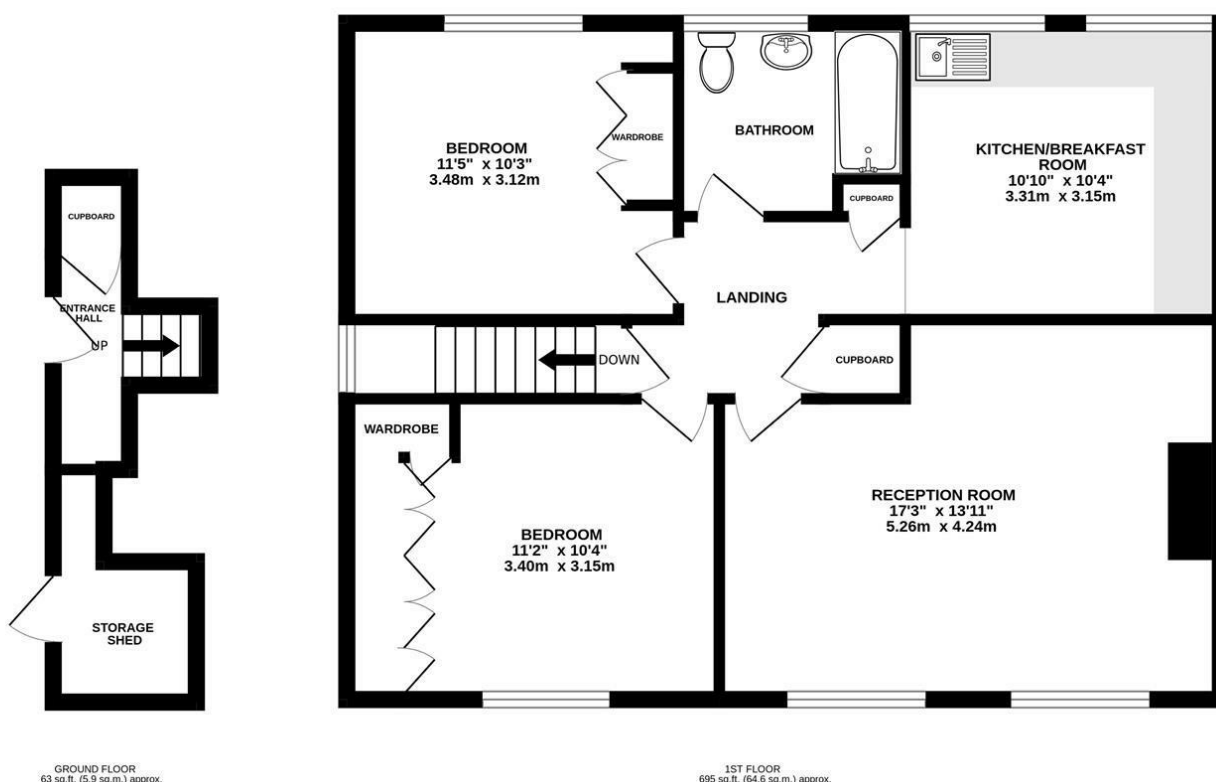
Ground Rent Review Period: N/A

Review increase: N/A

Annual Service Charge: £878.05







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.

Material Information:
Council Tax Band: B
Tenure: Leasehold

