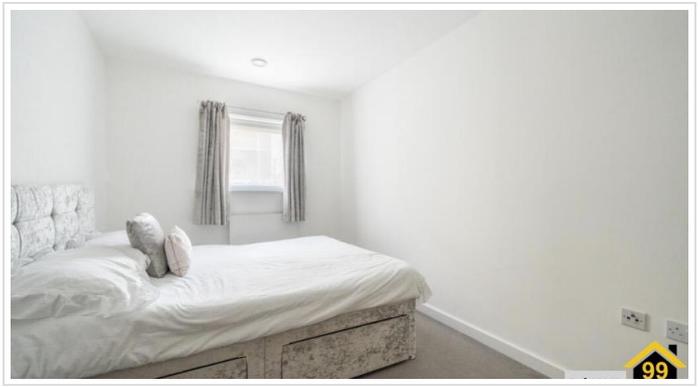




99Home Ltd.
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2 Bed Ground Maisonette In Blueberry Court Broadis Way, Rainham, RM13 8JY
£82,500





SHORT DESCRIPTION

Property Ref: 16253 Chain Free | Private Entrance | Wraparound Terrace | Private Parking | Low Service Charge. Located in the popular residential development of Blueberry Court, Broadis Way, Rainham, Essex, RM13, this beautifully presented two-bedroom ground-floor maisonette offers spacious and practical living with the added benefit of being chain-free, making it an ideal purchase for first-time buyers, downsizers, or investors alike. This impressive dual-aspect property benefits from its own private street entrance, providing direct access from the road and a true sense of independence. Internally, the accommodation comprises a bright and airy living room, two well-proportioned double bedrooms, and a modern bathroom. The dual aspect design allows for plenty of natural light throughout the home, creating a warm and welcoming atmosphere. Externally, the property truly stands out with a private wraparound terrace patio area, perfect for outdoor dining, entertaining or simply relaxing. There is also a private parking space located directly outside the property, along with additional visitor parking for guests. Further benefits include double glazing throughout and an exceptionally low service charge of just £11 per month, thanks to the absence of communal areas — a rare and highly attractive feature. The property is conveniently situated close to local schools, amenities and transport links, making it perfectly positioned for families and commuters. Early viewing is highly recommended to fully appreciate everything this superb ground-floor maisonette has to offer. Property Type: Ground Maisonette Full selling price: £330000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £82500.00 Monthly rent based on 25% share: £735.32 Remaining lease (In Years): 118 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £364.08 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied



Bed Room(s)



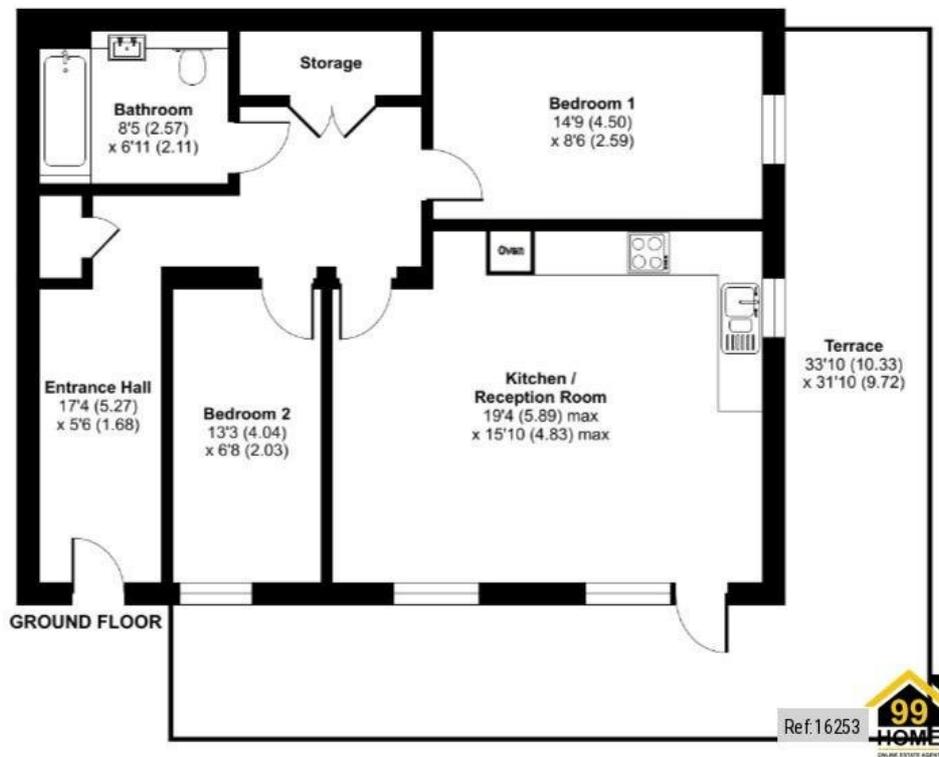
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



DIMENSIONS

GROUND FLOOR

Entrance Hall

17' 4" x 5' 6" (5.27m x 1.68m)

Bedroom 2

13' 3" x 6' 8" (4.04m x 2.03m)

Bathroom

8' 5" max. x 6' 11" max. (2.57m x 2.11m)

Bedroom 1

14' 9" x 8' 6" (4.50m x 2.59m)

Reception

19' 4" max. x 15' 10" max. (5.89m x 4.83m)

Terrace

33' 10" max. x 31' 10" max. (10.31m x 9.70m)



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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