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2 Bed Flat In Blueberry Court Broadis Way, Rainham, RM13 8JY £112,000





## SHORT DESCRIPTION

Property Ref: 16807 A beautifully presented two-bedroom apartment situated on the second floor of the modern and highly sought-after Blueberry Court development in Rainham, Essex, RM13. Offering approximately 746 sq. ft. of well-designed living accommodation, this stylish home is perfect for first-time buyers, professionals, small families, or investors alike. The property features a spacious and bright open-plan kitchen and reception area measuring over 26 feet in length, creating an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with attractive walnut-style units and seamlessly flows into the living area, while direct access to a private balcony allows plenty of natural light throughout the space. Both bedrooms are generously sized doubles, offering comfortable and versatile living arrangements. The modern bathroom is tastefully finished and benefits from natural lighting, adding to the apartment's bright and airy feel. A large utility and storage cupboard within the entrance hallway provides excellent additional storage space. Built within a recently constructed development, the apartment benefits from excellent insulation, high-performance glazing, and a communal heating and hot water system, resulting in a very good energy efficiency rating. Additional benefits include lift access, an allocated parking space, and access to a well-maintained communal courtyard. Ideally located, the property offers convenient access to the A13 for direct routes into Central London and the M25, while Rainham town centre and railway station are easily accessible by bus or bicycle. Nearby Beam Parklands Country Park provides extensive outdoor green space, and a selection of highly regarded local schools, including the Ofsted-rated Good Newtons Primary School, are within close proximity. Accommodation Comprises: • Entrance Hall • Open Plan Reception Kitchen - 7.98m x 3.86m • Private Balcony - 4.80m x 1.45m • Bedroom One - 4.01m x 2.97m • Bedroom Two - 5.66m x 2.29m • Bathroom - 2.20m x 2.00m Key Features: • Modern Two-Bedroom Apartment • Second Floor with Lift Access • Approx. 746 Sq. Ft. Internal Area • Spacious Open-Plan Living Space • Stylish Contemporary Kitchen • Private Balcony • Naturally Bright Bathroom • Excellent Energy Efficiency Rating • Allocated Parking Space • Communal Courtyard • Excellent Transport Links • Close to Schools, Parks and Local Amenities Property Type: Flat Full selling price: £320000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £112000.00 Monthly rent based on 35% share: £647.22 Remaining lease (In Years): 120 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1657.32 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Communal Garden, Balcony Possession of the property: Occupied

2

Bed Room(s)

1

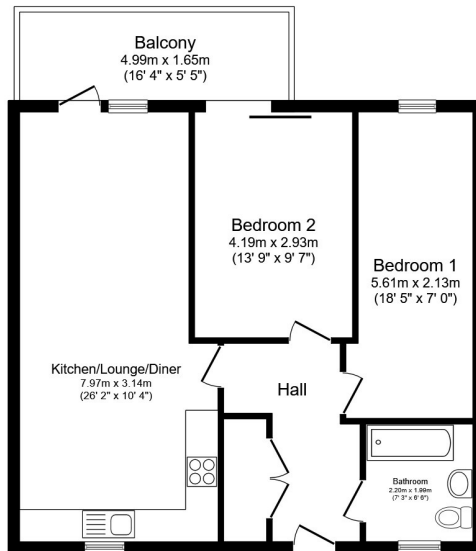
Bath Room(s)

1

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.



Total floor area 66.9 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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