



Evansdale, Rainham RM13

Rainham

Guide Price **£300,000 – £325,000**



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GUIDE PRICE £300,000 to £325,000

Presenting this well maintained ground floor maisonette, offered at a guide price of £300,000 to £325,000 and representing an excellent opportunity for first time buyers, downsizers, or investors alike. The property features a spacious lounge that provides a welcoming space for relaxation or entertaining guests, complemented by a modern fitted kitchen equipped with ample storage and worktop space. There are two generously sized double bedrooms, each offering comfortable accommodation and flexibility for use as guest rooms, a home office, or additional living space. The bathroom is well appointed, finished in a contemporary style, and designed for convenience. With a council tax band B and an EPC rating of C, this home is both cost effective and energy efficient. The lease has approximately 119 years remaining, giving peace of mind to prospective buyers seeking a long term residence.

The property is thoughtfully arranged on one level, making it particularly suitable for those seeking ease of access and low maintenance living. Located in a desirable area with good access to local amenities, transport links, and reputable schools (subject to catchment and availability), this maisonette combines comfort, practicality, and value. Early viewing is highly recommended to fully appreciate the space and quality on offer in this attractive ground floor home.

- GROUND FLOOR MAINSONETTE
- FITTED KITCHEN
- BATHROOM
- COUNCIL TAX BAND B

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The property is situated close to local shops and amenities. La Salette Catholic Primary School (Ofsted: Good), Rainham Village Primary School (Ofsted: Good) Whybridge Junior School (Ofsted: Good) Whybridge Infant School (Ofsted: Good) are all within 0.8 miles. Rainham Station (C2C Line) is 0.5miles.

Lease Details 125 years from 06th January 2020 (119 years remaining). Service charge and ground rent £875.55 per annum
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- GROUND FLOOR MAINSONETTE
- FITTED KITCHEN
- BATHROOM
- COUNCIL TAX BAND B
- 119 YEARS REMAINING ON THE CURRENT LEASE
- LOUNGE
- GUIDE PRICE £300,000 to £325,000
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- EPC C



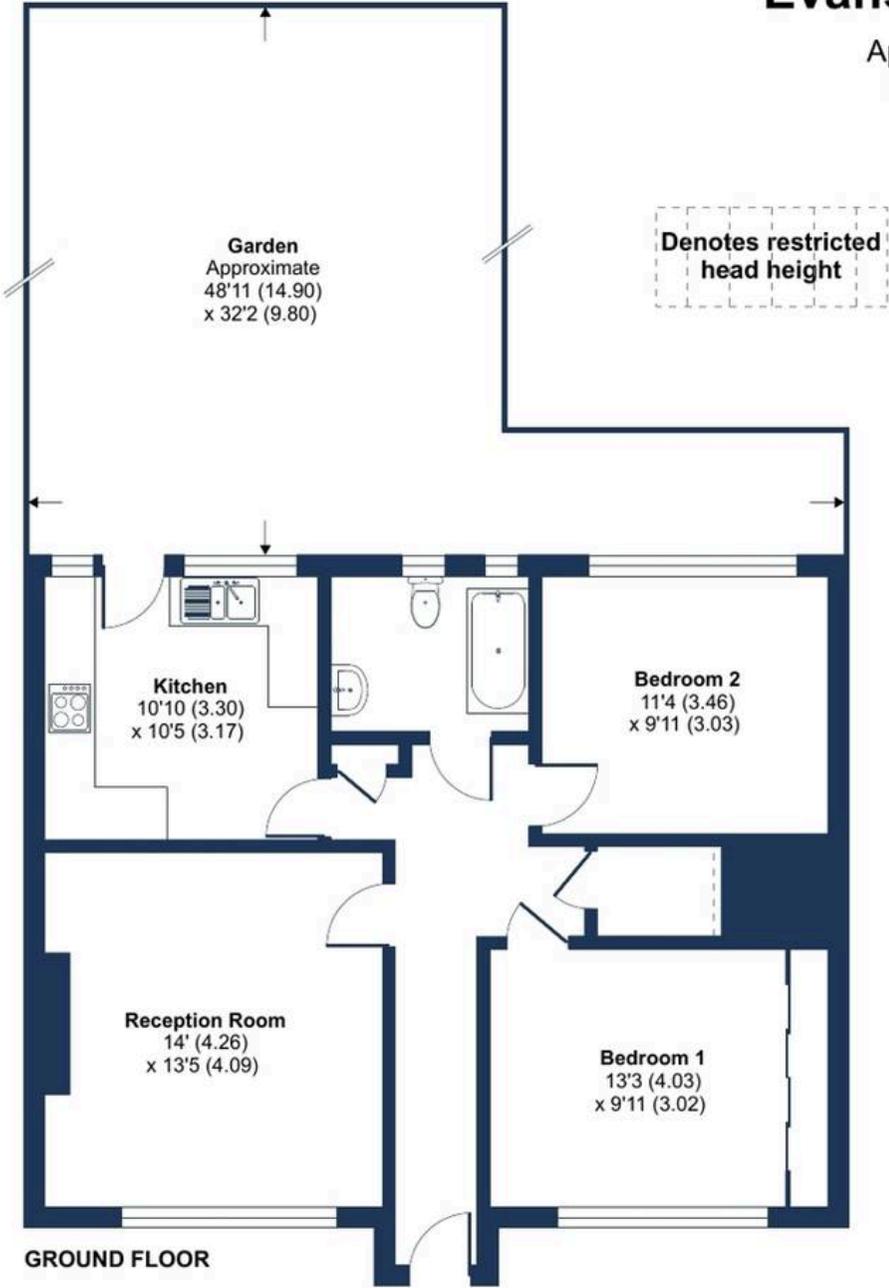
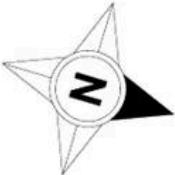
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Approximate Area = 759 sq ft / 70.5 sq m

Limited Use Area(s) = 1 sq ft / 0.1 sq m

Total = 760 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brookings Estate Agents. REF: 1361567

