



**CHALK STREET /**  
ESTATES



Gillam Way, Rainham, RM13

Offers Over £300,000

2 1 1





Offered for sale with the added advantage of no onward chain, walking distance to local schools and amenities, is this nicely presented, two bedroom ground floor maisonette.

Upon entering the home, via its own front door, you are greeted with a welcoming entrance hallway with access to all of the accommodation.

Centred around a feature fireplace, the reception room, measures 15'2 x 10'9. Drawing light from the large window which overlooks the rear garden, the room is nicely decorated with modern tones and wood effect flooring underfoot.

Also positioned at the rear of the home, the kitchen comprises numerous wall and base units, plenty of worktop space and room for essential appliances. A single door opens onto the private rear garden.

Situated at the front of the home, the two bedrooms are comfortable doubles, with the largest measuring 13'6 x 9'11.

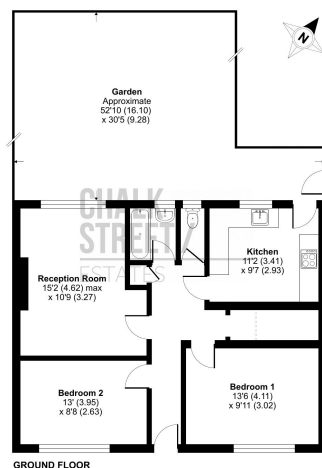
Accessed from the hallway there is a handy storage area.

Finishing the internal layout is the family bathroom and separate W/C.



Gillam Way, Rainham, RM13

Approximate Area = 742 sq ft / 68.9 sq m  
For identification only - Not to scale



GROUND FLOOR

© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Requirements. Produced by Chalk Street Estates Limited, 1997, 1493238. ©Chalkstreet 2023

- No Onward Chain
- Two Bedroom
- Ground Floor Maisonette
- Well Presented Throughout
- Spacious Reception Room
- 0.5 Miles From Elm Park Station
- Private Rear Garden
- 115 Years Remaining On Lease
- Ground Rent £10 p.a.
- Service Charge £880 p.a.

