

Somerville House, Fairlane Road, Rainham, RM13

Guide Price **£240,000 - £250,000**

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

Offered for sale with the added advantage of no onward chain and ideally located within close proximity to Rainham C2C Station and local amenities is this well-presented, one-bedroom top-floor apartment. Boasting a 991-year lease, the modern development also benefits from lift access, well-regarded local schools and an NHS GP surgery.

Upon entering, you are welcomed by an inviting hallway which provides access to all rooms and includes useful storage space.

The stunning open-plan kitchen / reception / dining room measures an impressive 18'3 x 13'6 and enjoys dual-aspect windows, creating a light and spacious environment. The modern kitchen area is fitted with a range of wall and base units, generous contemporary laminate worktop space and integrated appliances such as fridge / freezer, integrated oven and induction hob, microwave, dishwasher and, washing machine-tumble dryer. A standout feature of this property is the exclusive access to the substantial terrace area, extending 21'7 x 17'9, perfect for outdoor dining, relaxing, or entertaining in the warmer months.

The bedroom is a generous double, measuring 14'4 x 9', while the well-appointed bathroom includes a bathtub with overhead shower, vanity unit, and tiled finishes.

Externally, the property benefits from well-maintained communal areas.

Situated in a modern residential development close to schools, shops, and transport links, the apartment is ideal for first-time buyers, commuters, or investors alike.

According to the seller:

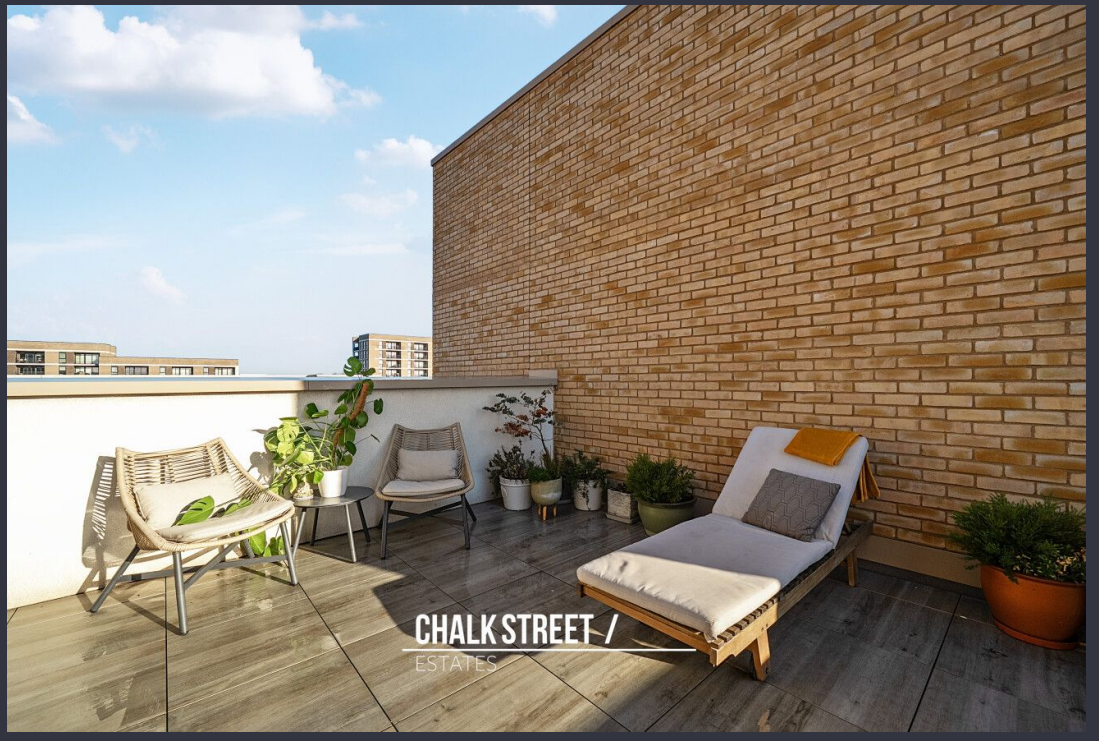
Lease Length: 991 Years Remaining

Service Charge: £3,072 p.a.

No Ground Rent

Heating: District/communal heating. Heating and hot water are supplied through Beam Park's district heating network, with heat distributed from the development's central Energy Centres.
Broadband: Hyperoptic broadband is readily available at the property, subject to the resident signing up for a broadband plan.
Mobile Coverage: Mobile phone coverage is reliable, with no known signal issues.
Sewerage: Mains drainage understood, with no private drainage system advised







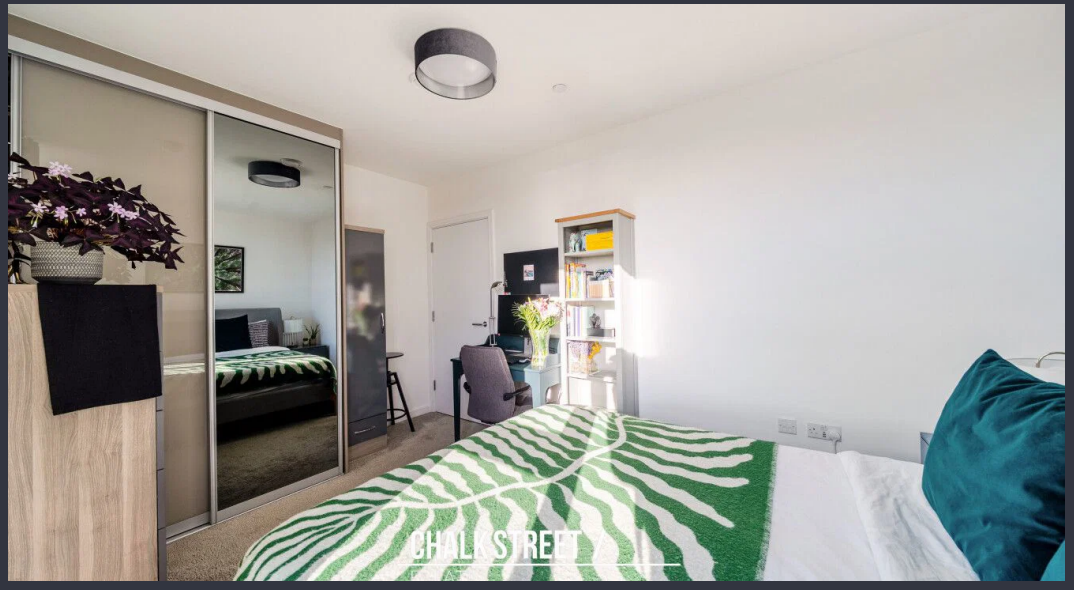


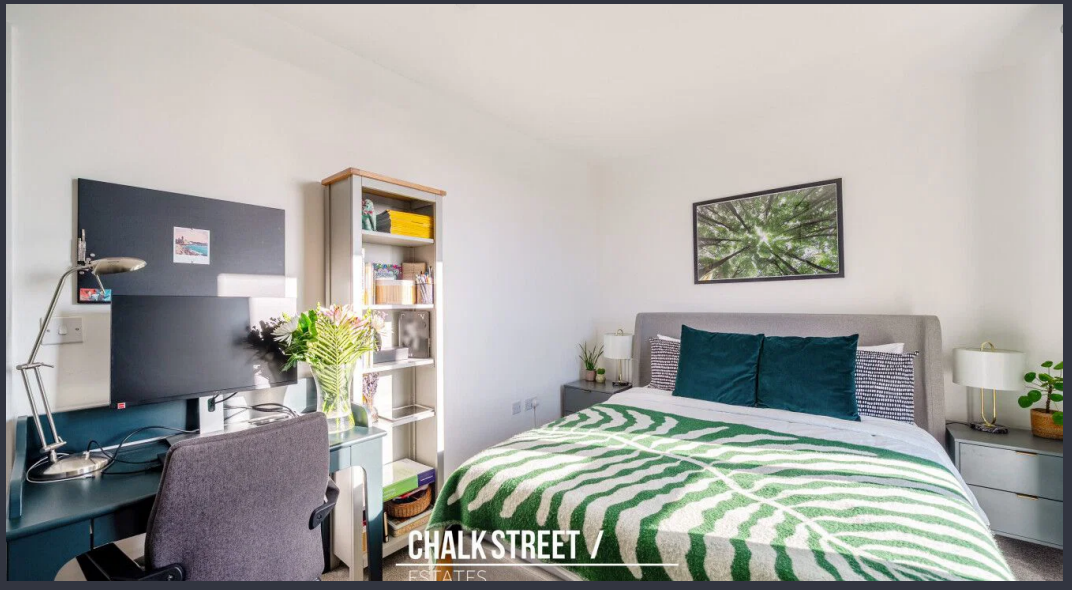




- No Onward Chain
- One Bedroom Top Floor Apartment
- Exclusive Access To Terrace Area
- Ideal First Purchase
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception / Dining Room
- Close Proximity To Schools and NHS GP Surgery
- 991 Years Remaining
- Service Charge £3,072 P.A.
- No Ground Rent


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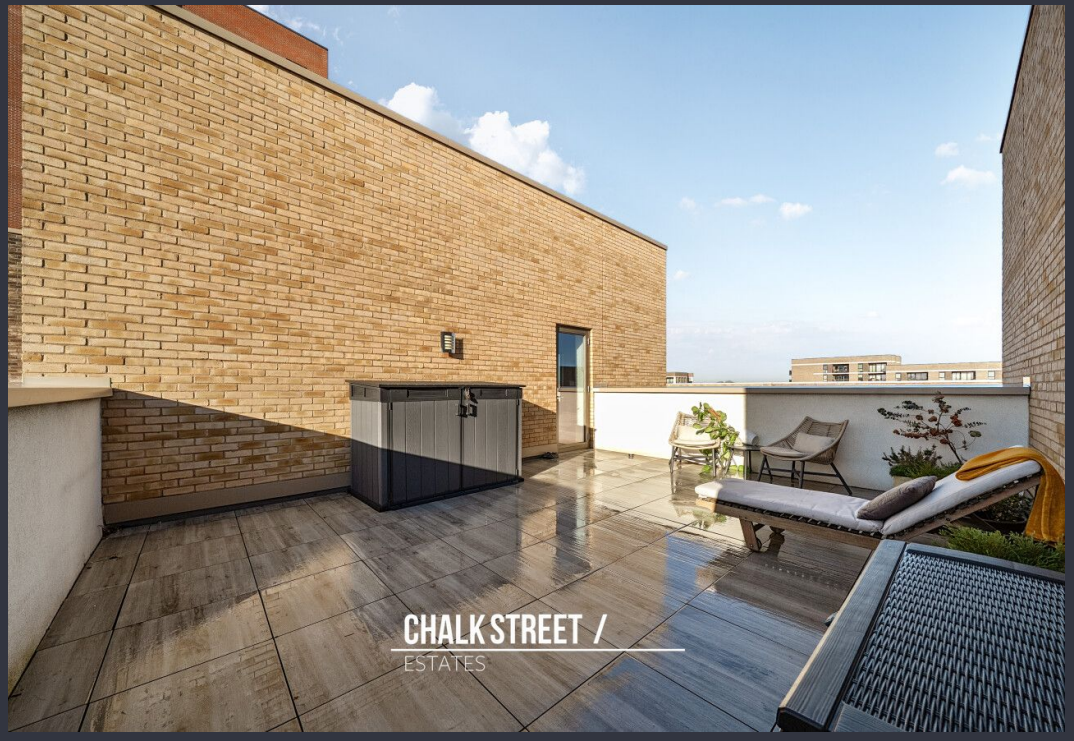

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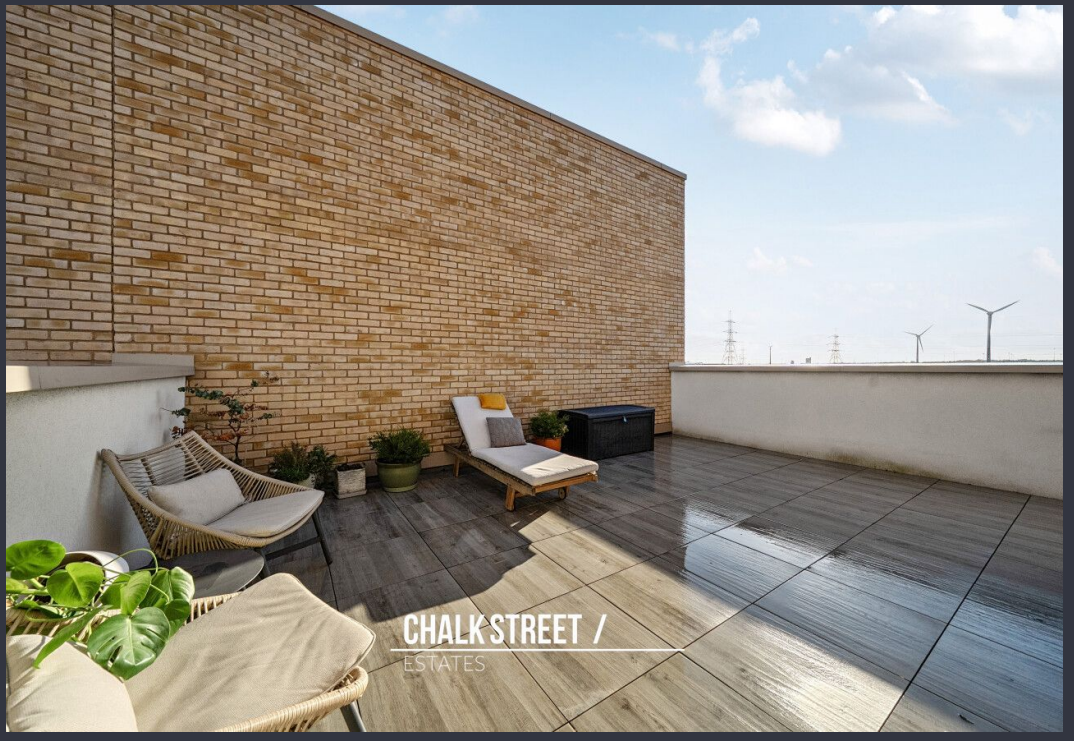

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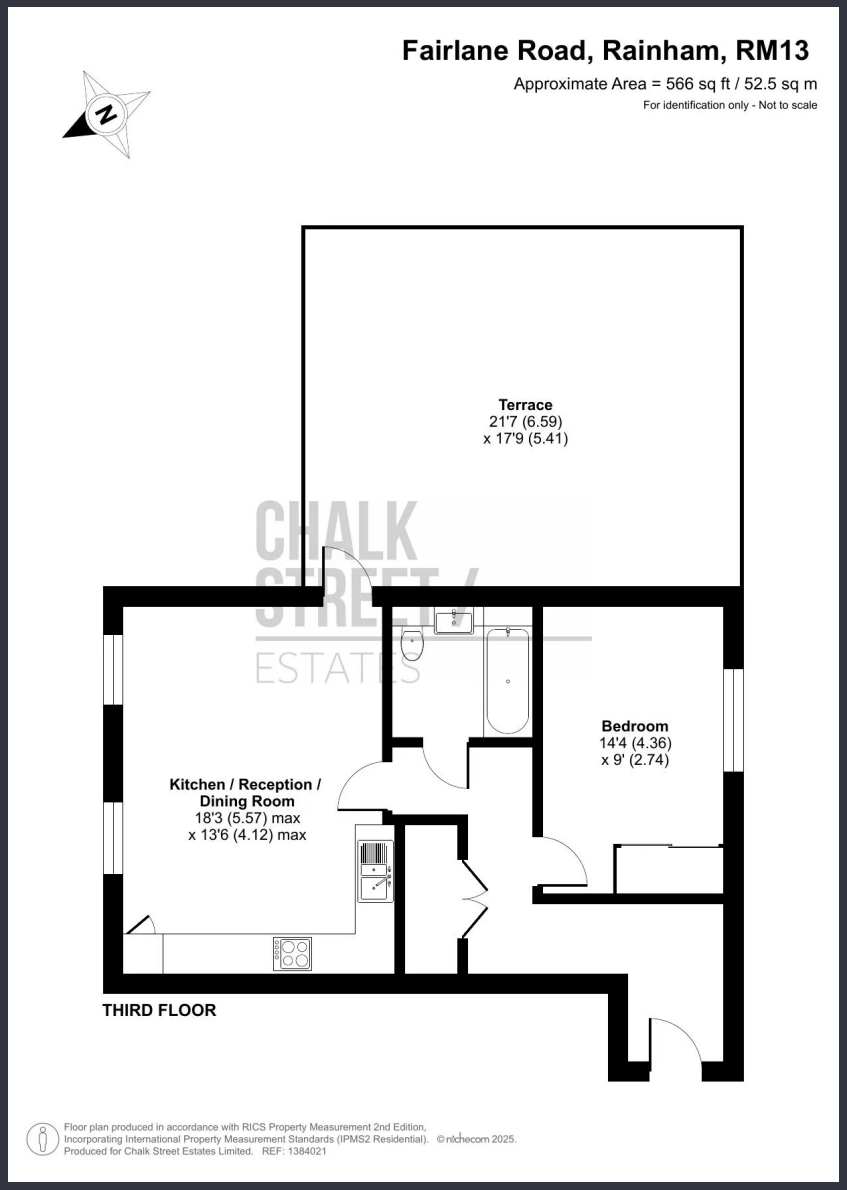

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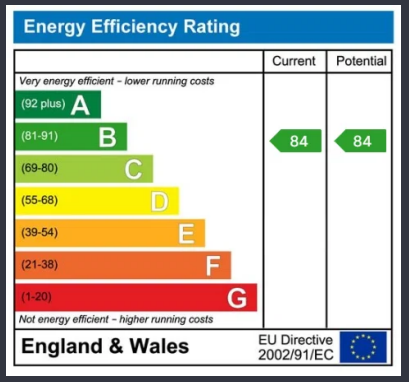

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