



**CHALK STREET /**  
ESTATES

**Bader Way, Rainham, RM13**

Offers Over **£240,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Situated just 0.7 miles from Elm Park District Line Station and within the Scargill Infant & Junior School catchments is this two bedroom ground floor apartment.

Upon entering the apartment, you are greeted with a hallway which provides access to all of the accommodation and boasts two handy storage cupboards.

To the front, there is a well presented, generously sized reception room, measuring 15'8 x 11'7, providing ample space for a dining table and chairs. The room is nicely presented with a centre fireplace, neutral tones, decorative cornice and carpets underfoot.

The separate kitchen comprises numerous wall and base units, ample worktop space and room for essential appliances.

Positioned off the hallway are two comfortable sized bedrooms which both have wardrobes providing useful storage solutions.

There is a well-appointed family bathroom which includes a bathtub with overhead shower, vanity unit and finished with modern tiles.

Rounding off the internal layout, there is a convenient separate W/C.

Externally, the property is set within well-maintained communal grounds, with ample parking available on either side of the park.

Viewing is highly recommended to see what this property has to offer.

According to the vendor:

Lease Length: 102 years remaining.

Combined Ground Rent and Service Charge: £1,620 per annum.

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.*

*Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blic UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*





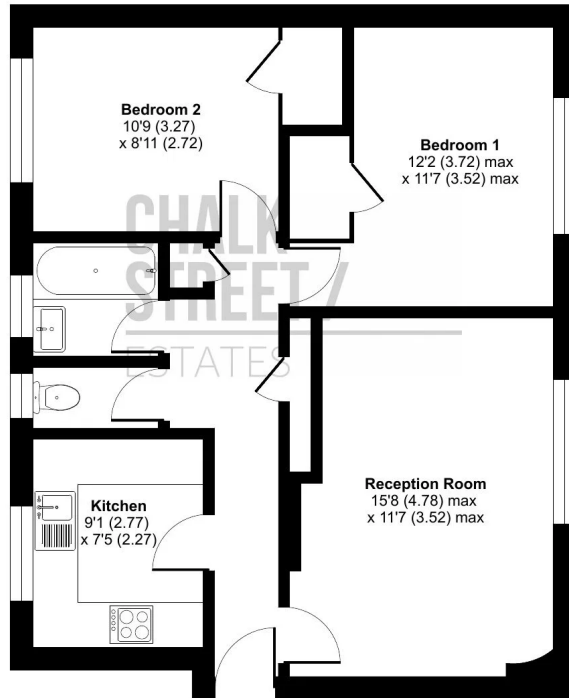
- Ground Floor Apartment
- Two Bedrooms
- Spacious Reception Room
- Well Appointed Family Bathroom
- Separate W/C
- Service Charge and Ground Rent Combined £1,620 per annum.
- 102 Years Remaining On The Lease
- Within Close Proximity to Local Amenities





# Bader Way, Rainham, RM13

Approximate Area = 635 sq ft / 58.9 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 (IPMS2 Residential). © nichecom 2026. Produced for Chalk Street Estates Limited. REF: 1407637



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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