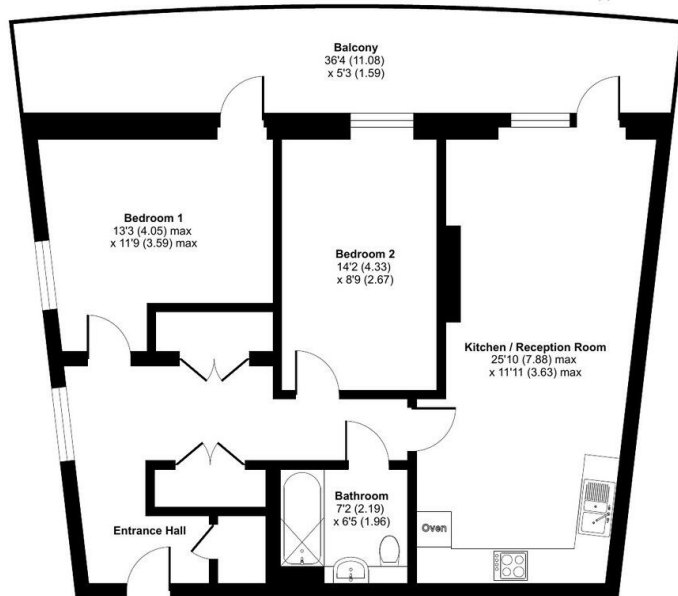


Blueberry Court, Broadis Way, Rainham, RM13

Approximate Area = 802 sq ft / 74.5 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Urban Moves. REF: 1330115

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Broadis Way, Rainham

£325,000

- TWO DOUBLE BEDROOM FOURTH (TOP) FLOOR FLAT
- 2020 NEW BUILD
- ONLY ONE PREVIOUS (CURRENT) OWNER
- BOASTING OVER 800 SQUARE FEET
- 25' MODERN, OPEN PLAN KITCHEN/RECEPTION
- 36' BALCONY
- LARGE ENTRANCE HALL WITH SPACE FOR OFFICE AREA
- SECURE UNDERGROUND GARAGE WITH ALLOCATED PARKING
- THREE BUILT IN STORAGE CUPBOARDS (ONE WITH SPACE & PLUMBING FOR WASHING MACHINE)
- 118 YEARS REMAINING ON LEASE



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GROUND FLOOR

Communal Entrance

Via video security entrance phone, stairs and lift to fourth floor, access to garage with one allocated parking space.

Front Entrance

Via fire door opening into:

Entrance Hall

Spotlight bars to ceiling, triple glazed windows to front, radiator, laminate flooring, one single built-in storage cupboard with space and plumbing for washing machine, two double built-in storage cupboards, access to accommodation.



Kitchen/Diner / Reception Room

7.88m x 3.63m (25' 10" x 11' 11") (max). Kitchen area: four spotlight bars to ceiling, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, laminate splashbacks, tiled flooring.

Reception Area: Feature built-in media wall, radiator, laminate flooring, triple glazed windows and door to side opening to:

Balcony

Approximately 36' x 5'. Decking with artificial grass over.

Bedroom One

4.05m x 3.59m (13' 3" x 11' 9") (max). Triple glazed windows to front, radiator, laminate flooring, triple glazed door to side opening to balcony.

Bedroom Two

4.33m x 2.67m (14' 2" x 8' 9"). Triple glazed windows to side, radiator, laminate flooring.

Bathroom

2.19m x 1.96m (7' 2" x 6' 5"). Tiled bath with shower, low level flush WC, hand wash basin set on tiled surface, chrome hand towel radiator, tiled walls, tiled flooring.