

**To arrange a viewing contact us
today on 01268 777400**



Leston Close, Rainham Offers in excess of £175,000

Well-presented one-bedroom flat, offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property is in good condition throughout and offers a bright and comfortable living space. The lounge provides a welcoming area to relax, while the kitchen is well-appointed with ample storage and worktop space. The bedroom is a generous double, and the property is completed by a neatly presented bathroom.

Further benefits include a long lease, offering peace of mind for buyers and making this an attractive long-term investment and allocated parking.

Ideally located just 0.6 miles from Rainham Station, the property offers excellent transport links via the C2C line, providing direct access into London — perfect for commuters. Local shops, amenities and everyday conveniences are also within easy reach.

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ENTRANCE HALL

LOUNGE

KITCHEN

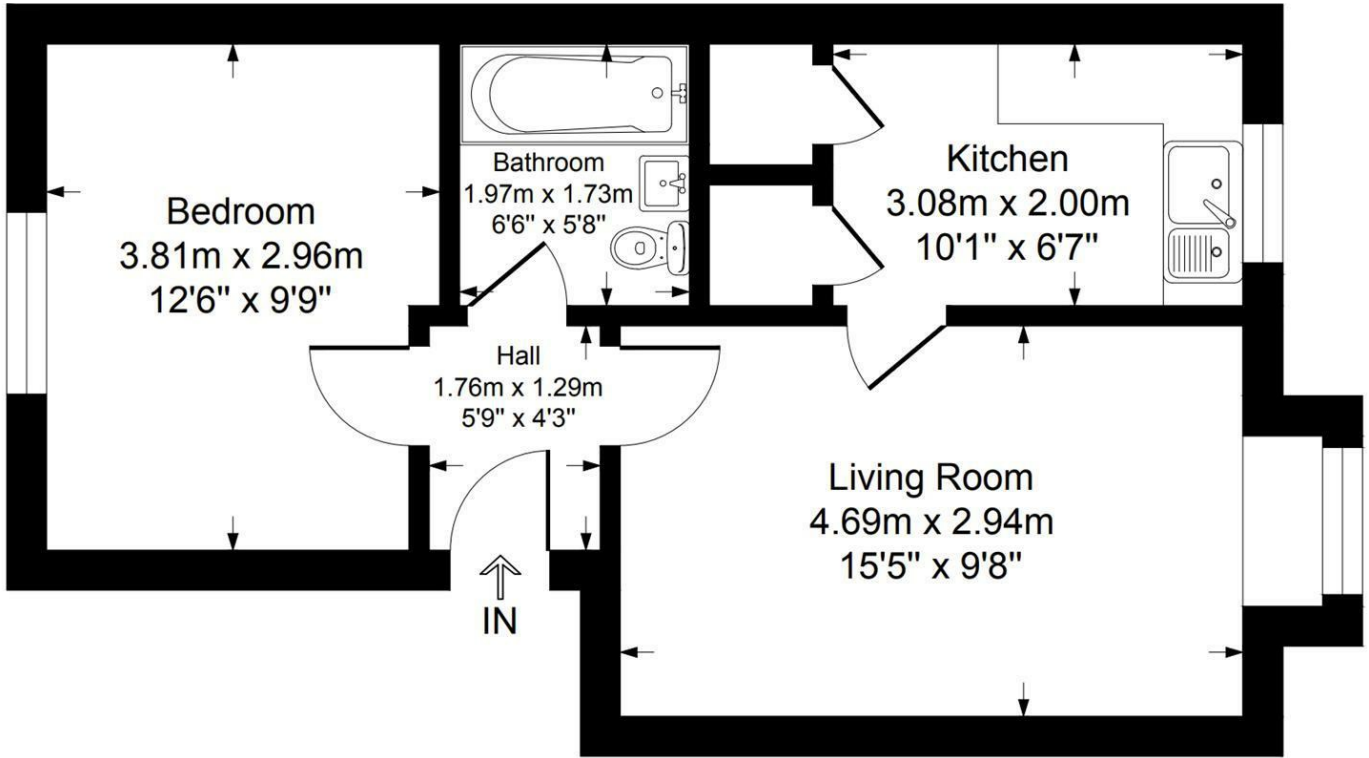
MASTER BEDROOM

BATHROOM

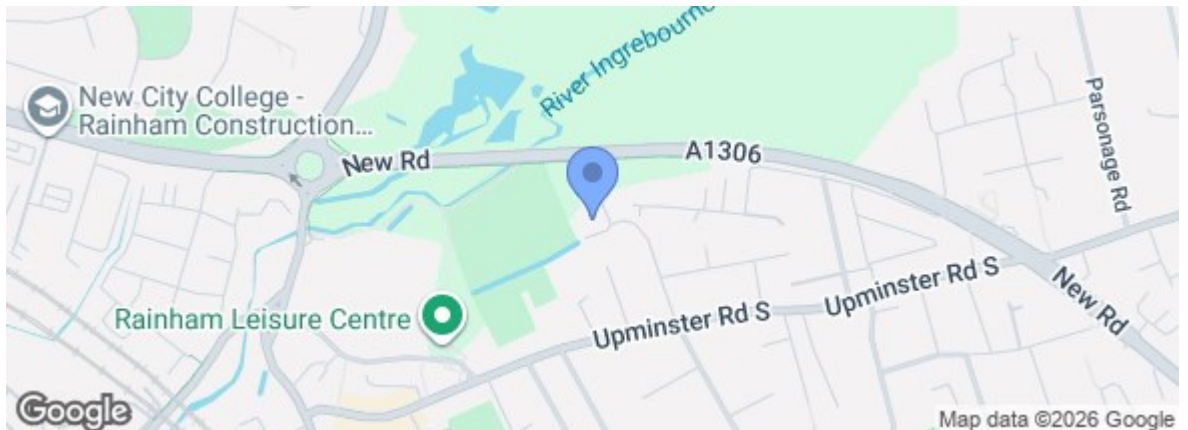
ALLOCATED PARKING

Leston

Approximate Gross Internal Floor Area = 40.9 sq m / 441 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.