



**GREYFOX**  
SALES & LETTINGS



**Ten Acre Way**  
Rainham, Kent, ME8 8TL

**£1,100** pcm

# 1 Bedroom House

Ten Acre Way , , Rainham , Kent , ME8 8TL

## Description

A very well presented one bedroom starter home with allocated parking plus an attractive rear garden. This property is set in a quiet and desirable location whilst only being a short distance from the A2, Rainham High Street and local amenities. The property has an open plan lounge kitchen diner. The kitchen includes a fitted electric oven, ceramic hobs as well as space for other appliances. Upstairs is a fully tiled shower room and spacious double bedroom. This attractive property comes very highly recommended. Viewings are by appointment with Greyfox only. Available End of June Unfurnished EPC Rating C70 Council tax band A A holding deposit of £80 is required to secure this property The required tenants security deposit amount is £1,269.23

## Key Features

\* Unfurnished

## Local Area

## Fee Details

Rental: £1,100 pcm

Deposit: £1,269.23

Admin Fee: £300

Reference Fee: £60

Guarantor Fee: £90

(Other fees will apply) - Fees include VAT unless otherwise stated

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Greyfox Investments Ltd

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### Agents Notes

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