



PILOTS VIEW



£170,000 Leasehold

THE PROPERTY

Offered with no forward chain is this one bedroom apartment, offering as a 75% share of the property and located on the second floor. The Horsted Park Development is an ideal location, giving easy access to local amenities and bus services into Maidstone and Chatham Town Centre. Rogallo Place offers many benefits with an on site restaurant and life line which has direct access to the on site carers who are available 24/7 should you need them. This is paid in the service charge. Also a further benefit if required is hot meals, available five days a week paid via the service charge, as well as games/ TV room.

On entering this lovely development, via the intercom service, you will notice how well kept and presented it is. To access the apartment you have a further intercom service, giving you a sense of security. The apartment has a very light and airy feel when entering, with a spacious hall, walk in storage cupboard, large modern wet room which will accommodate wheelchair access should you need them.

Moving forward, you will be pleasantly surprised with a generous sized open plan lounge with French doors opening to Juliet balcony. The kitchen offers a range of fitted modern units, fully integrated appliances and ample worksurfaces. Continuing through, you are welcomed to a good sized bedroom which offers plenty of space to accommodate further.

You really won't be disappointed, please call for further details.

Lease Term: 117 years outstanding

Ground rent: N/A

Service Charge: £544.97 1/4/23 - 31/02/2024 single occupant

Council Tax Band: B, Medway





Entrance Hall

Shower/ Wet Room

8' 4" x 8' 2" (2.54m x 2.49m)

Bedroom

15' 6" x 11' 10" (4.72m x 3.61m)

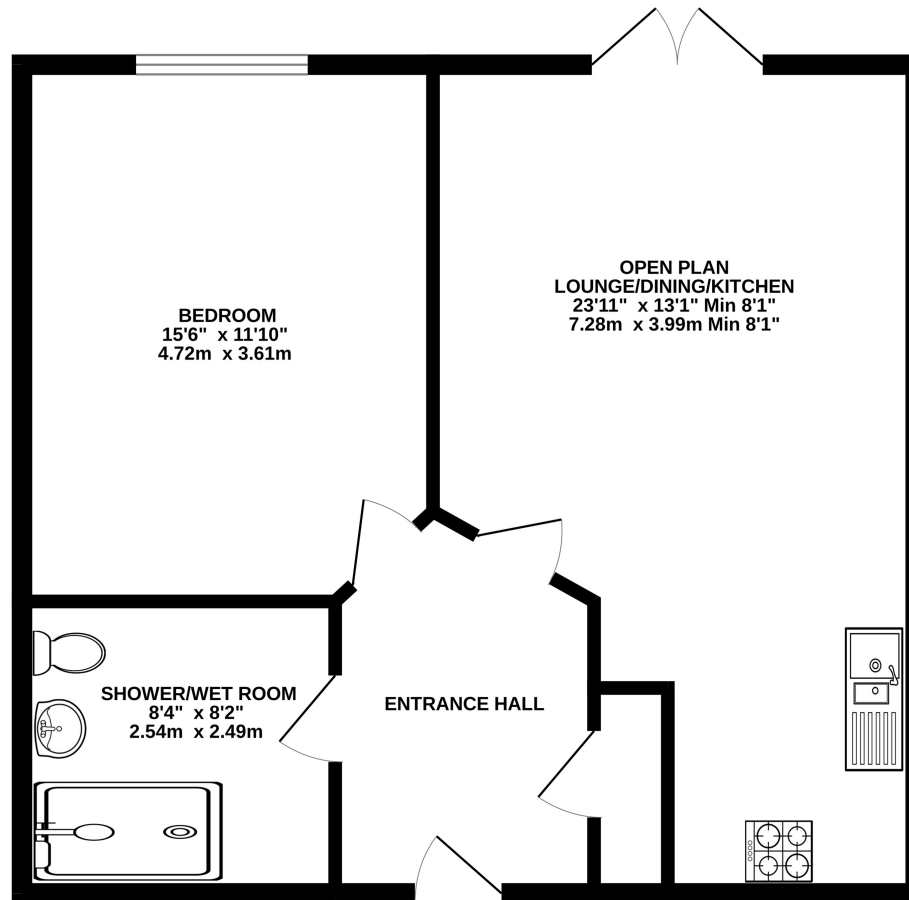
Open Plan Lounge/ Dining/ Kitchen

23' 11" x 13' 1" (7.29m x 3.99m)



PILOTS VIEW, CHATHAM, KENT, ME4 6FE

SECOND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 sq.m.) approx.

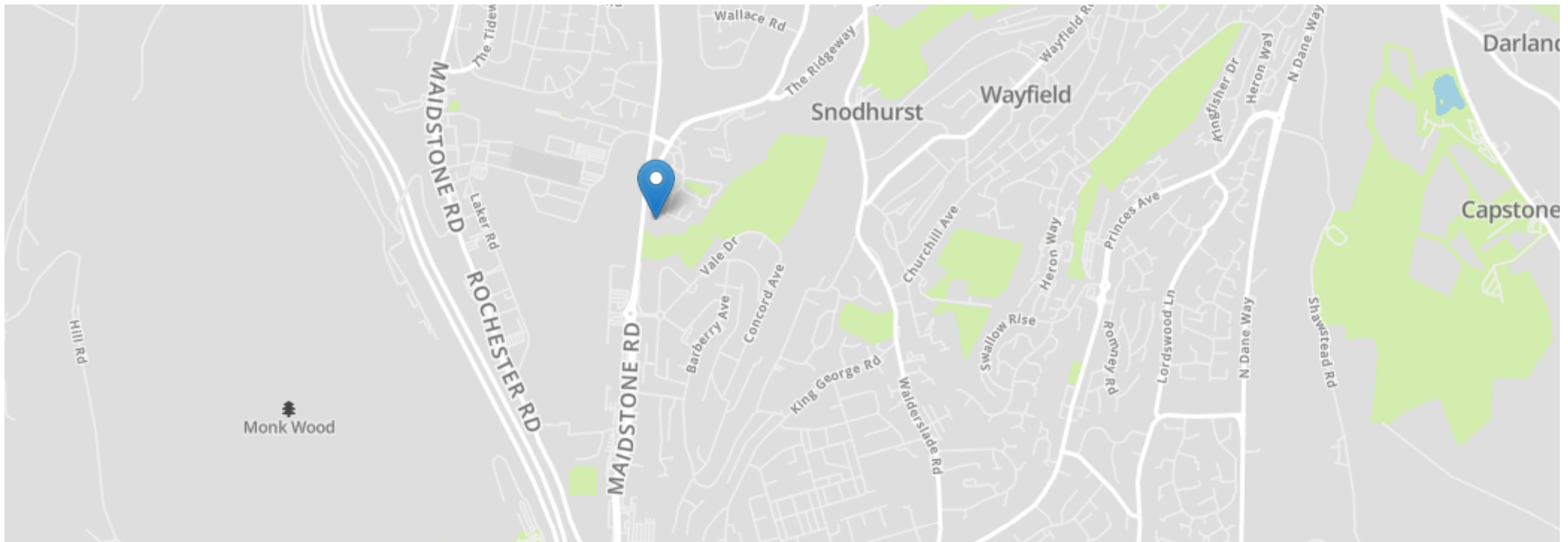
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024

EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

DIRECTIONS

From Robin Hood Lane, continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. At the next roundabout, take the 3rd exit and merge onto Maidstone Rd/A229 via the slip road to Chatham/Rochester. At the roundabout, take the 2nd exit and stay on Maidstone Rd/A229. Take the next two rights to stay on A229 and after 367ft, turn left onto Navigator Close. After 295ft turn right onto Pilots View.

PILOTS VIEW, CHATHAM, KENT, ME4 6FE



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

[greyfox.co.uk/greyfox-prestige](https://www.greyfox.co.uk/greyfox-prestige)