



**Ranscombe Close
Rochester
Kent
ME2 2PL**

Offers in Excess of £142,000

bettermove

Ranscombe Close Rochester

Bettermove are proud to present this 2 bedroom ground floor flat in Rochester.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

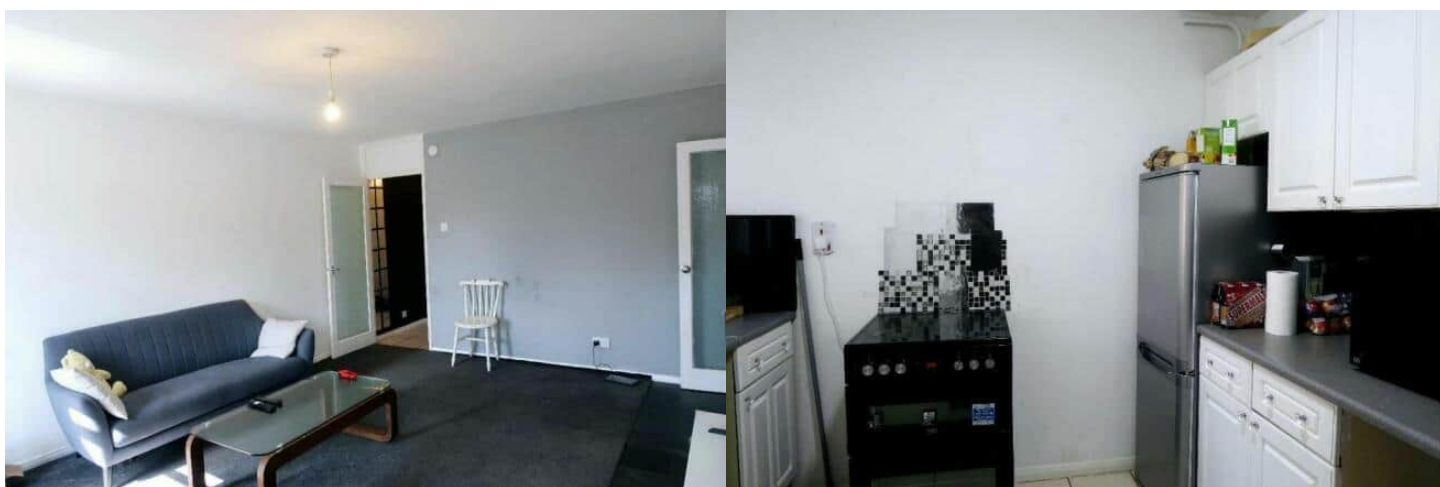
The council tax band is A.

This is a leasehold property with 53 years remaining on the lease; the service charge is £90 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom.

Located in the popular town of Rochester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Strood or Rochester Train station and local bus routes

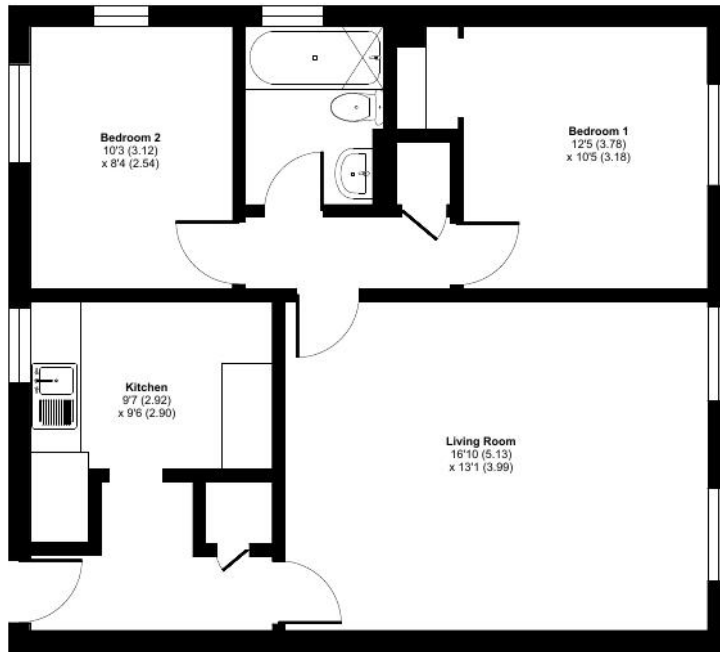
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ranscombe Close, Rochester, ME2

Approximate Area = 648 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecon 2023. Produced for Acorn Group. REF: 993/167

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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