



ESPLANADE





Offers in Excess of £285,000 Leasehold

## THE PROPERTY

We are delighted to offer to the market this one bedroom apartment located in the prestigious Short Reach development situated across the Rochester Esplanade and within walking distance to Historic Rochester and station.

On entering you are welcomed to a spacious entrance hallway which leads through to a large lounge/diner area, a separate fully fitted kitchen with integrated appliances, good size bedroom and shower room.

There is a large private balcony to chill and unwind, taking in the stunning views of the river and the castle.

Shorland Court is accessible via a secure gated entrance and offers visitor parking, secure gated undercroft parking for one car.

This truly is an opportunity if you are looking for an apartment that is conveniently situated with access to local amenities from trendy cafes, boutique shops and transport links and taking in the outstanding views and walks across the river.







**Hallway**

**Bedroom**

12' 2" x 9' 10" (3.71m x 3.00m)

**Shower Room**

**Kitchen**

8' 0" x 6' 6" (2.44m x 1.98m)

**Lounge/ Diner**

20' 8" x 15' 8" (6.30m x 4.78m)

**Balcony**

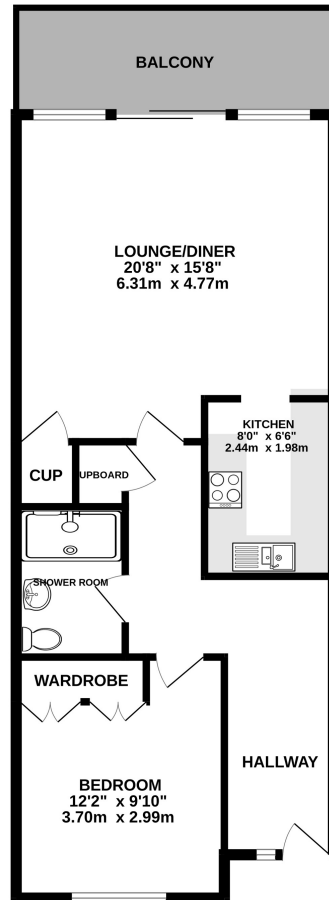




ESPLANADE, ROCHESTER, KENT, ME1 1QF




TOP FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

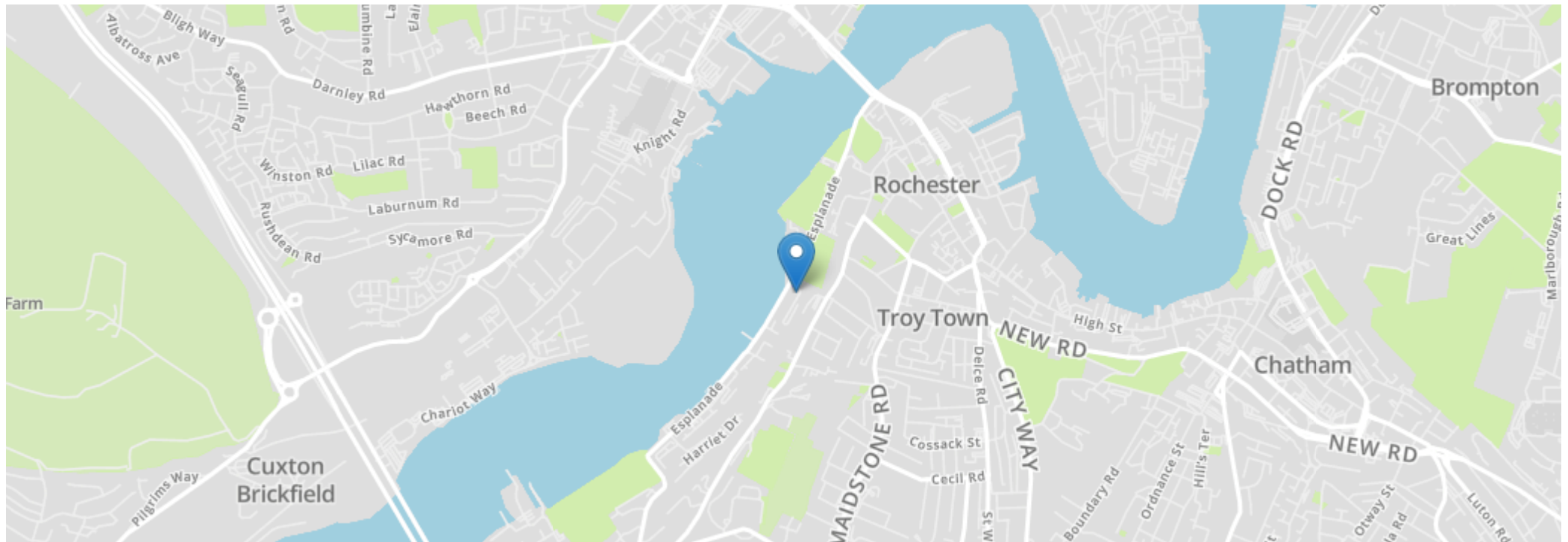
### AGENT NOTES

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>.

### Local Authority

Medway  
Band D





## SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

## DIRECTIONS

Head South-East on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 2nd exit onto Walderslade Woods/A2045. At the roundabout, take the 2nd exit onto Rochester Rd/B2097. Turn left onto Priestfields and merge onto Borstal Road. Turn right onto Shorts Way. Continue onto Esplanade and at the roundabout, take the 2nd exit onto Shorts Reach.





## Greyfox Prestige Walderslade

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