



One Bedroom Apartment  
New Road, Rochester, Kent, ME1 1TW

Guide Price £190,000  
Leasehold

# New Road, Rochester, Kent, ME1 1TW

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## Description

Guide Price £190,000 - £200,000

We are pleased to offer, in our opinion, a spacious and charming one double bedroom split-level apartment, with a total living area of approximately 662 sq-ft in the Historic Town of Rochester. We feel this property is an excellent opportunity for First-Time Buyers or Buy-to-Let investors, alike. Located within a mile radius of Rochester train station and the historic Rochester High Street, the property combines modern convenience with access to local heritage and amenities. The apartment benefits from an allocated parking space for one car, adding to its practicality. Upon entering the property, you'll find a stylish kitchen/diner to your left, featuring modern kitchen units and space for dining. The kitchen's contemporary design makes it ideal for everyday cooking and entertaining. Also on this level is a well-sized family bathroom, providing functionality and comfort. Descending to the lower level, a spacious landing area greets you, adding a sense of openness to the apartment. The double bedroom is located on this floor, offering a peaceful retreat with plenty of space for furnishings. Additionally, there is a versatile area that could be transformed into a walk-in wardrobe, perfect for extra storage or creating a more organized living space. With its convenient location, modern features, and thoughtful layout, this apartment is perfect for those seeking a comfortable and stylish home or a valuable investment opportunity in the sought-after area of Rochester. To arrange a viewing, please contact our sales team at Haus Estate Agents and secure your chance to own this unique property. Don't miss out on this fantastic opportunity!

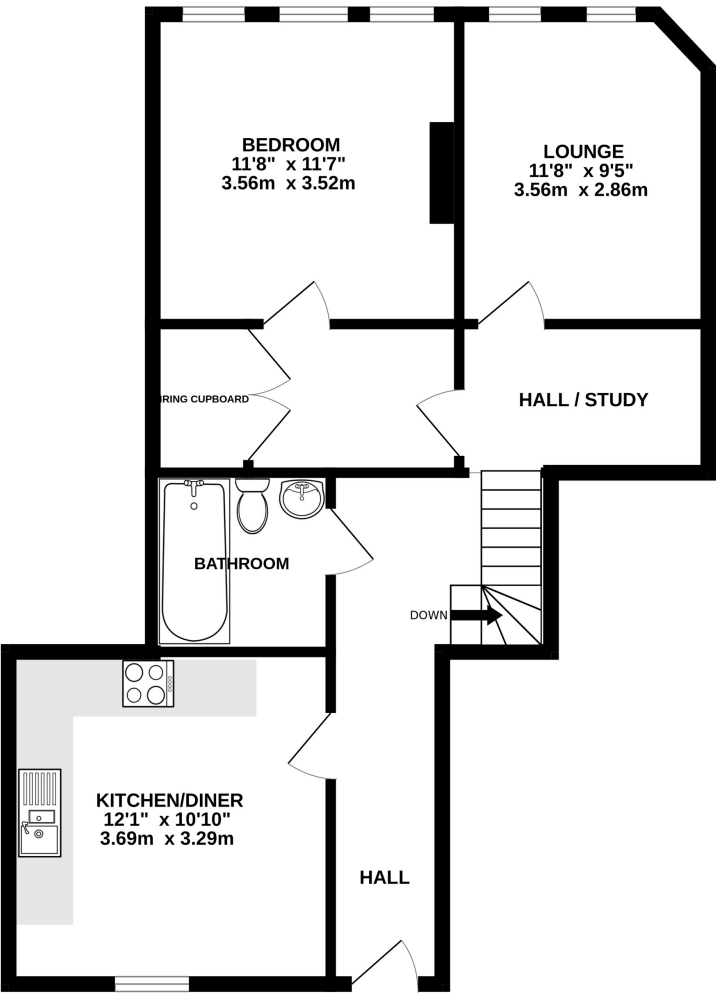
## Key Features

- One bedroom split level apartment
- Allocated parking for one car
- Close proximity to historic Rochester high street
- Ideal for FTB or BTL investors
- Within a mile radius of Rochester train station
- Opposite popular Jackson's field and Victoria gardens
- Walking distance to the university college for the creative arts
- Kitchen/Diner

## Local Area

Boasting a scenic location on the River Medway, Rochester is brimming with cultural and historical attractions. Famous for its links with Charles Dickens, today this ancient town is home to independent shops, stylish restaurants, and elegant wine bars. With the North Downs and London in easy reach, property in Rochester is the perfect place to call home.

SPLIT LEVEL APARTMENT  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

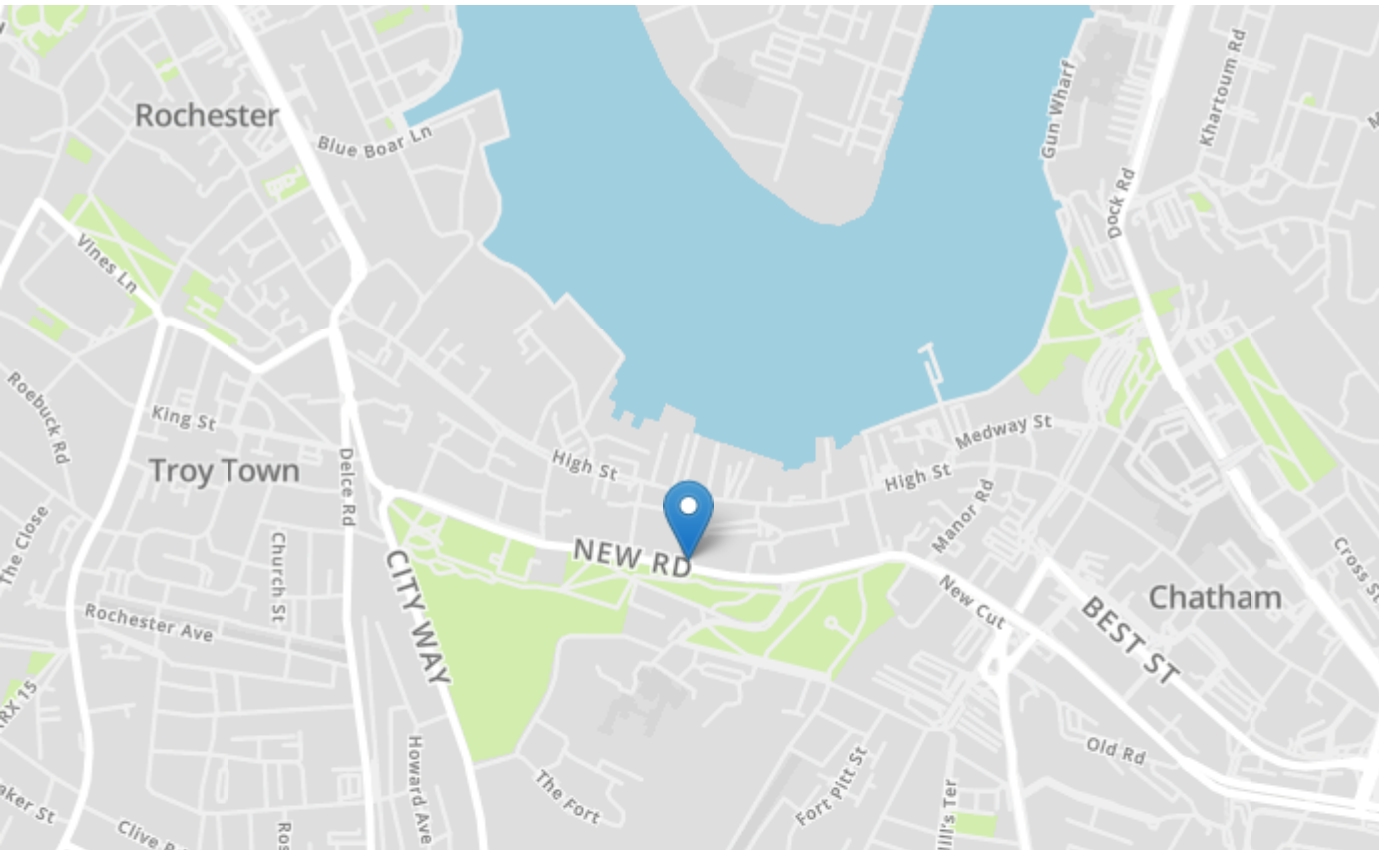
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Property Location

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

**Tenure**

Leasehold

**Lease Term**

Approximately 297 Years remaining

**Ground Rent**

N/A

**Service Charge**

£1,175.42

**Local Authority**

Medway Council

**Council Tax**

Band B

haus Estate Agents

26, London Road

Gillingham

Kent

ME8 6YX

Tel: 01634 848883 Email:

hello@haustateagents.co.uk

### Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.