



# The Terrace, Rochester, Kent, ME1 1XN £1,300 pcm

#### Leasehold

## Description

Charming one bedroom period property. Nestled in a quiet and secluded location, just moments from the vibrant and historic town of Rochester, this unique one bedroom period property is set across three beautifully presented floors. Perfectly suited for a professional couple, the home offers the ideal balance of tranquillity and convenience, with Rochester's bustling High Street, popular pubs, bars, restaurants, and the mainline train station all within easy reach. Available for immediate move in, the property boasts character and charm, while offering all the modern comforts for stylish living. The first floor features a well appointed kitchen and breakfast area, along with a spacious and light filled lounge, perfect for relaxing or entertaining. Upstairs, the top floor comprises a generously sized bedroom and a contemporary family bathroom, complete with both a bath and a separate shower cubicle for added convenience. Further benefits include, gas central heating, and a peaceful location that feels worlds away while remaining well-connected to local amenities and transport links. This rare opportunity won't be available for long, to arrange your viewing and avoid disappointment, please contact our lettings team today.

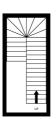
### **Key Features**

- Available immediately
- · Set over three floors
- One Bedroom period property over three floors
- Spacious lounge and modern kitchen/breakfast area
- Contemporary bathroom with bath and separate shower cubicle
- · Quiet and secluded location
- Walking distance to Rochester High Street and Train Station
- · On the street parking

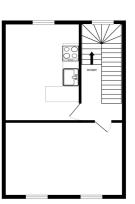
#### **Local Area**

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 Wiliamson Mathematical for boys, along with further secondary and Primary schools near by. Rochester is ideally located for easy access to the M2 and A2 motorways.

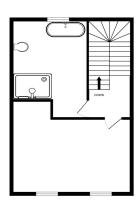
GROUND FLOOR



15T FLOOR 474 soft (64.1 stars) appro

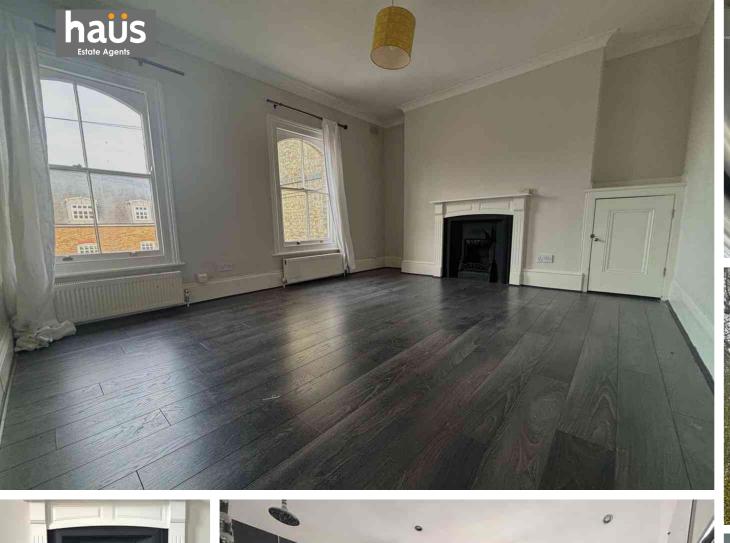


2ND FLOOR 474 sq.ft. (64.1 sq.m.) app



TOTAL FLOOR AREA: 1.047 sq.ft. (97.3 sq.m.) approx.

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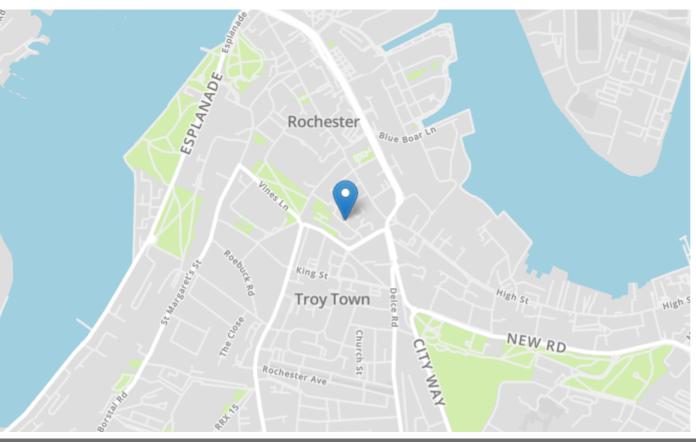






# **Property Location**

# The Terrace, Rochester, Kent, ME1 1XN



				Current	Potentia
Very energy efficient	- lower runnir	ng costs			
(92+) <b>A</b>					
(81-91)	3				
(69-80)	C				78
(55-68)	D			64	
(39-54)		国			
(21-38)		F			
(1-20)			G		
Not energy efficient -	higher running	costs			

**Tenure** Leasehold

Lease Term N/A

Ground Rent N/A

Service Charge N/A

Local Authority Medway Council

Council Tax Band B

# haus Estate Agents

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#### 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