





Guide Price £305,000 Leasehold

THE PROPERTY

Guide Price £305,000 - £315,000

A spacious top floor 2-bedroom apartment being offered with no onward chain and a great opportunity for first time buyers and those looking to downsize, or for the professional who is looking for a peaceful and tranquil location with river views. Being situated in the heart of historic Rochester with the train station, making it perfect for London commuters. The apartment is located on the top floor which has a breathtaking outlook across the river with the corner positioning and with the floor to ceiling velux windows which helps the property feel warm and open throughout the day.

On entering the area is offered with the secure entry system and lift, giving easy access to the building. The apartment offers a spacious entrance hall with built in storage cupboards with plumbing in place for the washing machine. Continuing through the hallway you are welcomed to the main living space which is open plan with the kitchen and dining seating area. This is a lovely space to unwind and chill. The modern kitchen is fully fitted with a range of fitted contemporary style units and built in appliances. There are french doors opening onto the balcony, which is ideal for those quiet evenings overlooking the river views and it also adds to the uninterrupted feeling of privacy which buyers would appreciate.

The property has two double bedrooms, the principle bedroom has its own en-suite shower room, fitted wardrobes and also offers french doors which lead further to the outside space which is perfect for a morning coffee. The second bedroom can be used as a guest bedroom or an office which is great for those who work from home. The bathroom is a modern finish and is practical, making it easy for sharing especially when guests are staying over.

The apartment has been maintained to a high standard by the current owners and with the remaining NHBC guarantee there is peace of mind. There is an allocated parking space which is another feature.

Lease details: 244 years approx remaining

Service charge: £2448 per annum approx (including building issue)

Peppercorn Rent: £0

All lease, service charge and ground rent information is subject to written verification from the sellers solicitors.



CORYS ROAD, ROCHESTER, KENT, ME1 1GJ



Lounge/ Dining Room/ Kitchen

17' 8" x 14' 7" (5.38m x 4.45m)

Balcony

11' 7" x 5' 2" (3.53m x 1.57m)

Bedroom 1

13' 3" x 13' 0" (4.04m x 3.96m)

En Suite

7' 1" x 4' 11" (2.16m x 1.50m)

Bedroom 2

10' 9" x 10' 3" (3.28m x 3.12m)

Balcony

11' 6" x 5' 3" (3.51m x 1.60m)

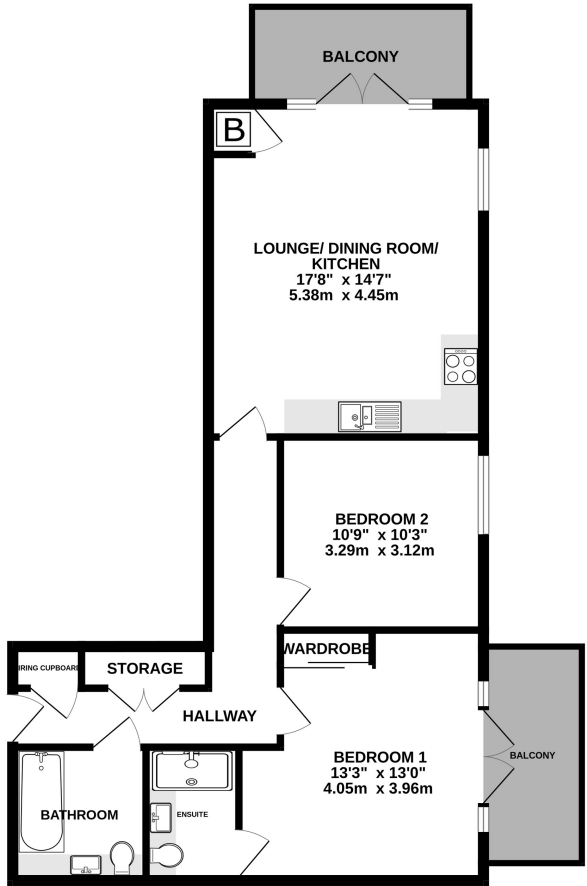
Bathroom

7' 1" x 7' 1" (2.16m x 2.16m)




CORYS ROAD, ROCHESTER, KENT, ME1 1GJ

TOP FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.8 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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EFFICIENCY RATINGS

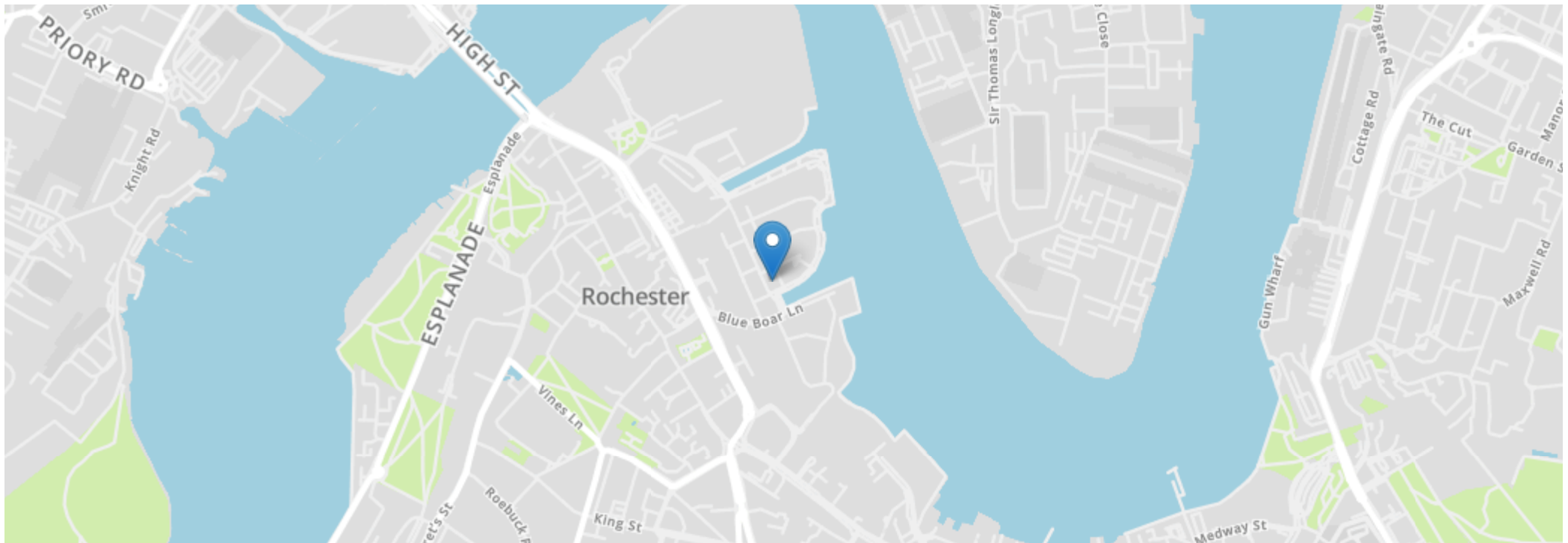
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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>.

Local Authority

Medway
Band C



SITUATION

Rochester's historic high street is moments away, brining a variety of shops, cafes, bars and restaurants that create a lively yet relaxed atmosphere. The riverside setting adds a pleasant backdrop with open spaces and walking paths with easy access to nature. Commuters will appreciate the nearby train station with high speed services that make travel to London simple and reliable. There are strong road connections too, with handy links to the A2, M2and M25, making trips across Kent or towards the coast straightforward.

DIRECTIONS

At Lord Lees Roundabout, take the 3rd exit onto the A229 slip road. Use the right lane to merge onto A229 via the slip road to Chatham/Rochester. At the roundabout, take the 2nd exit onto Maidstone Rd/A229. Turn left onto St. Williams Way. At the roundabout, continue straight onto Delce Road. Merge onto Star Hill/A2. Turn right onto Gas House Road. Turn right onto Cory's Road and the property will be on the left.



Greyfox Prestige Walderslade

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