



# Upper Luton Road

Chatham | ME5 7BQ



**REAL ESTATE**

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## Upper Luton Road , Chatham, ME5 7BQ

Introducing, this charming two-bedroom first-floor apartment, ideally situated in a central and convenient location on Upper Luton Road, Chatham. Perfectly positioned for easy access to local amenities and transport links, this property offers an excellent opportunity for first-time buyers or investors.

Inside, the property features a spacious living room, a separate kitchen, two generously sized double bedrooms, and a family bathroom. While the apartment would benefit from some updating, it presents a blank canvas for the new owner to personalise and add value. The layout is practical and well-suited for comfortable living, with ample space for a couple or small family.

Externally, the property includes its own patch of garden/outdoor space. Additionally, the sale includes ownership of the freehold for the building, which comprises of four leasehold properties, offering added value and potential long-term benefits.

Don't miss out on this unique opportunity, call us today for more information or to arrange a viewing.

**Offers Over £150,000**



## Entrance Hall

## Living Room

12'0 x 10'4 (3.66m x 3.15m)

## Kitchen

9'5 x 5'11 (2.87m x 1.80m)

## Bedroom

10'11 x 10'4 (3.33m x 3.15m)

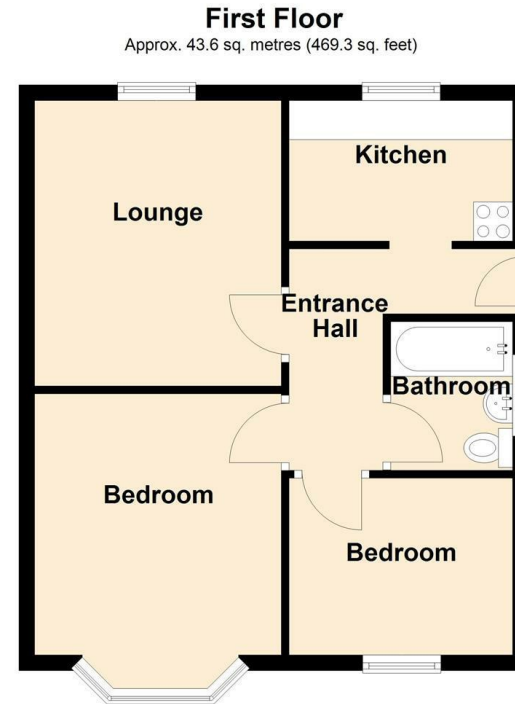
## Bedroom

9'5 x 7'5 (2.87m x 2.26m)

## Family Bathroom

6'3 x 5'1 (1.91m x 1.55m)





**First Floor**  
Approx. 43.6 sq. metres (469.3 sq. feet)

Total area: approx. 43.6 sq. metres (469.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.