



Hathaway Court, Esplanade, Rochester, Kent, ME1 1QX

Asking Price £110,000

- Stunning River View
- Allocated Parking
- Highly Desirable Residential Area
- 88 Year Lease Remaining

11 Hathaway Court, Rochester ME1 1QX

Attention first time buyers/investors! No onward chain. This delightful compact third floor studio apartment, enjoying superb river views from the door. Grassed open spaces with St Margaret's Street, beyond to the rear. Once inside the door, you will find a bright sunny hallway with a full height picture window, giving you a ringside view of the beautiful River Medway. Off of this is a lounge/bedroom, fitted kitchen with oven and hob and bathroom/WC. Outside there is a car port. The studio has just been decorated with new carpets and is ready to move into. There are Riverside walks on your doorstep and the Historic Rochester High Street, with a fine Norman Castle, Cathedral & Kings School. The High Street itself boasts many independent shops, restaurants, cafes and bars all within a half a mile. Rochester Mainline Railway Station, offers excellent services into London Victoria, Charing Cross and Cannon Street, also high speed links to Ebbsfleet, Stratford and St Pancras. There are also excellent motorways, via the A2, M2, M20 and M25, to Maidstone, Canterbury, London, Bluewater Shopping Centre, Ebbsfleet international and London Gatwick Airport. Call the friendly Sales Team at Wright & Co today, for your earliest appointment to view.

Lease Details: 125 year lease from 1988. 88 Years Remaining. Ground Rent - £200.00, Per Annum.

Service Charges - See agent.



Council Tax Band: C



HALLWAY

Full height picture window to front with river views.
Radiator. Security entry phone. Bin in cupboard.

LIVING ROOM/BEDROOM

17'4" x 9'10"

Windows to the front and rear. Two Radiators. Built in
Wardrobe.

KITCHEN

6'6" x 5'8"

Base and eye level cupboard and drawers with
worktops. Inset sink unit built in oven and hob. (Not
Tested) Space and plumbing for washing machine.
Wall mounted 'Ideal' gas fired boiler for domestic hot
water and central heating. (Not Tested)

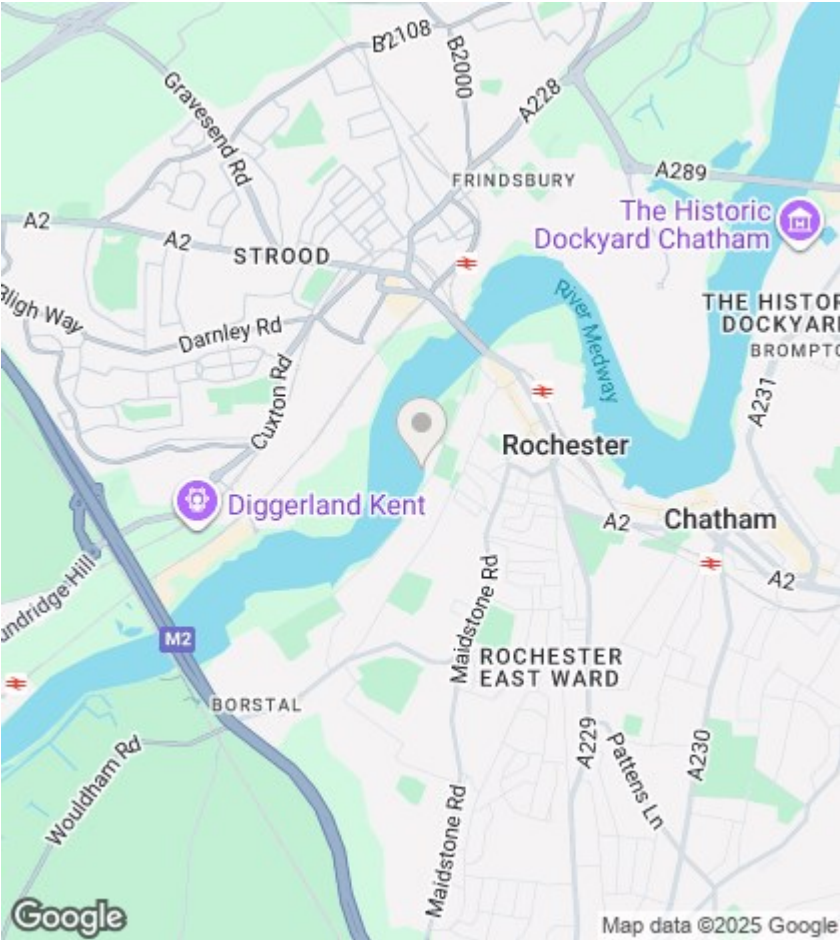
BATHROOM

6'6" x 5'6"

White suite comprising of panel bath with mixer taps
and hand shower. Pedestal hand basin and low level
WC. Radiator.

OUTSIDE

Carport.



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC