



Connells

Emma Court Maidstone Road
Rochester

Emma Court Maidstone Road Rochester ME1 3EA

For Sale guide price
£120,000



Property Description

GUIDE PRICE £120,000 - £140,000. Well presented first floor flat with high ceilings and a modern kitchen. Perfect for a first time buyer or investor. Benefits from stylish low maintenance bathroom, gas central heating, double glazing, and a double bedroom. South West facing communal garden with sun long into the evening during the summer.

Quiet location within a 1 minute walk from local shops including a post office, hairdressers, and cafe, as well as being 15 minutes from the pubs, bars, and restaurants of Rochester High Street and Rochester Station. Excellent access to green spaces, with local park and woodland a few minutes walk away and 15 minutes from the Kent Downs Area of Outstanding Natural Beauty.



Living Room

13' 9" Max x 15' 10" (4.19m Max
x 4.83m)

Kitchen

7' 4" x 7' 4" (2.24m x 2.24m)

Bedroom One

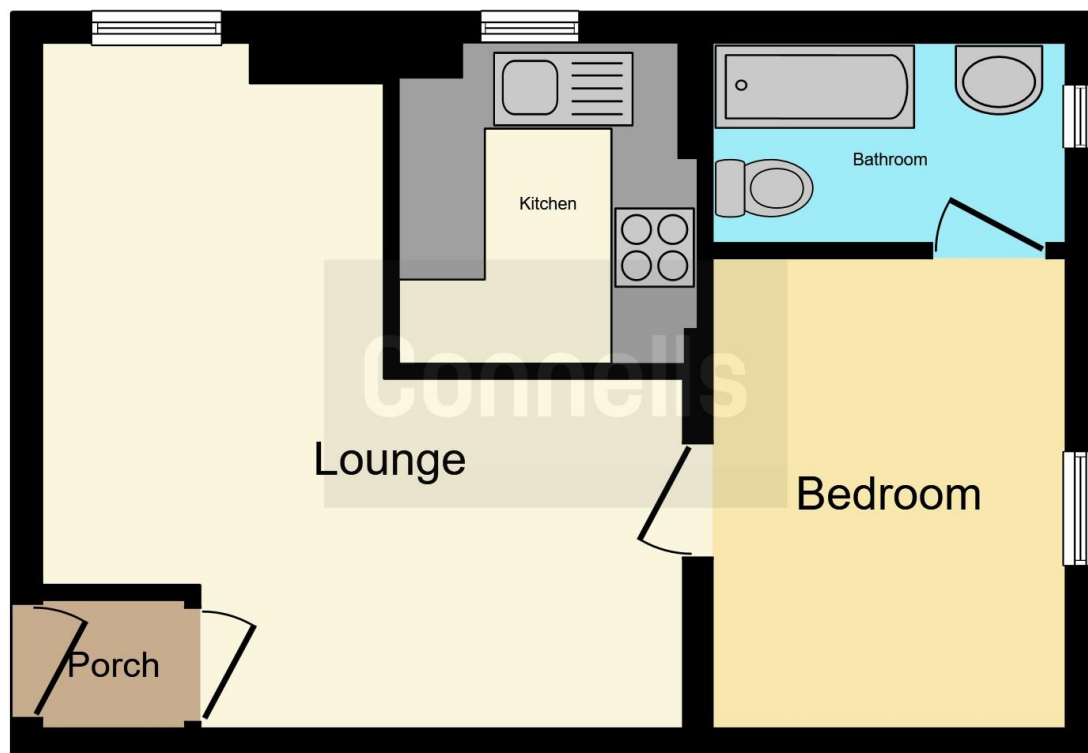
8' 1" x 10' 9" (2.46m x 3.28m)

Bathroom

Communal Garden

One Allocated Parking Bay





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01634 233400
E rainham@connells.co.uk

21 High Street
 RAINHAM ME8 7HX

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 3600.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RAL103604

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAL103604 - 0003

