

PHIL ABRAHART

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exp UK

Mereworth house, Cypress Court, Wainscott, ME2 4QE

Guide Price £90,000

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This two bedroom ground floor apartment at Cypress Court is offered to cash buyers only, with a 38-year lease and just a little TLC required. It's ideal for anyone downsizing and also a great buy-to-let investment – these two bedroom properties command a good monthly rental. The home features a modern shower room, though the kitchen is yet to be updated – giving you the perfect opportunity to customise this space alongside other small touches. Accommodation includes a lounge with a door leading to a small patio area in the front garden and a rear-facing kitchen overlooking the communal garden area. A2/M2 are moments away, Strood station offers high-speed London trains, Chatham Dockside's retail and leisure is 10 minutes via the Medway tunnel, and historic Rochester just over the bridge at Strood. Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies

PA1009



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- Lovely size 2 Bedroom Ground Floor Flat
- 38 years unexpired lease (extending the lease is an option to any buyers at their own cost)
- Ideal place to retire to/Downsize to and clear the Mortgage!!
- All Rooms separate off of the Entrance Hall
- Walk the local convenience store and pubs
- Being Sold by EXP UK Modern Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- No Forward Chain
- A great investment If you are looking for a buy to let property these rent for around £1100-1200 PCM
- CASH BUYERS ONLY DUE TO THE LENGTH OF THE LEASE LEFT
- Quote PA1009 when calling in

Mereworth House Crypress CT ME2 4PX

Approximate Gross Internal Floor Area = 56.7 sq m / 611 sq ft

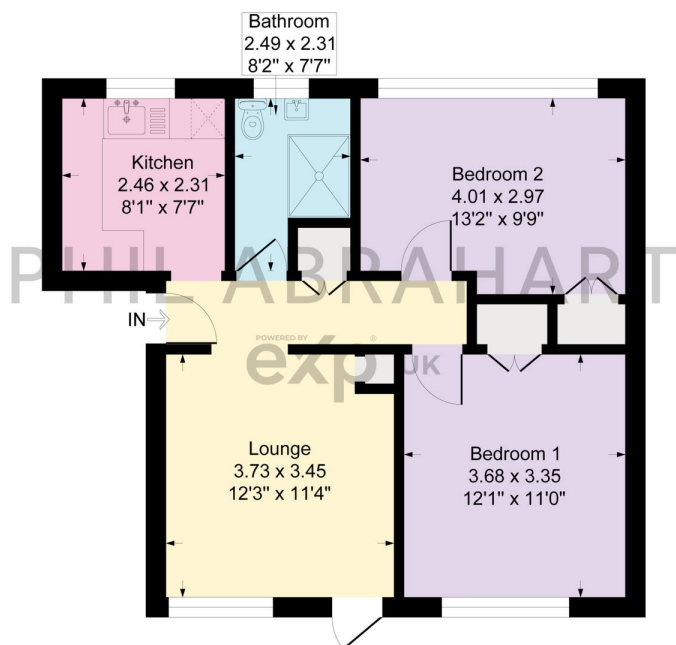


Illustration for identification purposes only, measurements are approximate, not to scale.