

Cambria Avenue, Rochester, Kent, ME1 3HY

Guide Price £190,000

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Guide Price £190,000 – £210,000

This well-presented two-bedroom apartment is situated within the popular residential area of Cambria Avenue, Rochester. Offered with no forward chain, the property is ideal for first-time buyers or investors alike and further benefits from an impressive 177 years remaining on the lease. Conveniently located within walking distance of Rochester Train Station, the historic High Street and local amenities, the apartment enjoys excellent commuter links, including the high-speed service to London.

Quote AB1190

We endeavour to make our sales particulars as accurate and reliable as possible; however, they do not constitute or form part of an offer or contract, nor can they be regarded as representations or relied upon as statements of fact. All interested parties must verify the accuracy via their solicitor who will check any relevant lease information, related charges, parking, ground rents, fixtures / fittings, rights of way / access, permissions for extensions / conversions and, required planning / building regulations. Appliances or services have not been tested and interested parties may want to have them checked by a professional. All interested parties are recommended to check the .gov site for flood risk before proceeding. The floorplan is not to scale and its accuracy nor measurements can be confirmed, all interested parties should consult their surveyor should they want verification of the floorplan or plot size. All interested parties should seek the advice of their surveyor in relation to the building structure including materials used in the property and we would always recommend a survey to be completed as part of the buyer due-diligence.

We offer an introduction to a range of services designed to help with the moving process where we may earn a fee for referring these services. There is no obligation to use any of these services and if you choose to use a service which we introduce, such as a licensed conveyancer or a mortgage broker, then we will disclose to you at that time the fact that a referral arrangement exists and they will advise the amount of any referral fee to be paid to us. Regardless of this arrangement, their services remain wholly independent to you.

Please note that AML (anti money laundering) checks are a legal requirement to proceed with a sale/purchase of a property and these are done through our partnered company Movebutler/Iamproperty at a cost of £30 inclusive of VAT per applicant.

Key Features

- Two bedroom apartment
- No forward chain
- EPC Grade C – modern and energy efficient
- Excellent commuter location with high-speed rail links to London in approximately 35 minutes
- Private rear garden
- Ideal first-time purchase
- Long lease with approximately 177 years remaining, providing long-term peace of mind
- Ideal for someone downsizing
- Walking distance to the historic High Street
- Quote AB1190

Approx. 57.5 sq. metres (618.5 sq. feet)



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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents, all of which are approximate and quoted for guidance only as floor plans not imply that are necessarily in working order or fit for the purpose.