

Lot 192

32a Cooling Road, Rochester,  
Kent, ME2 4RG

Upon  
Instruction of

AMG



All enquiries Ref: Meghan Mamo

## ■ Leasehold ground floor flat

### Location:

The property is located on Cooling Road (B2000). Shopping amenities are available locally within Strood with a further range of amenities found in Rochester City Centre lying to the south. Public transport links can be found at Strood Train Station and Rochester Train Station both located to the south along with a network of local bus services serving the surrounding areas. The property is served by road links including the A228 lying to the south and the M2 located to the west. Recreational pursuits are available at Bromhill Park lying to the west.



### Accommodation:

Two bedrooms, reception room, additional room, kitchen, bathroom/wc  
Outside: Garden

### EPC Rating: D

### Council Tax Band:

To be confirmed.

### Lease:

Held on a lease for a term of 99 years from 23/12/2005 at a ground rent of £TBC per annum.

### To view:

By arrangement with the auctioneers.