



## 68 Lyon Court High Street Rochester, ME1 1HX

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented one bedroom leasehold flat to the market, on the sought-after Rochester High Street, ME1. With gated access and a secure entry-phone system, this impressive property is enviably located on the top floor with lift access, and offers far reaching views across the River Medway, Rochester castle and cathedral from the fantastic private balcony to the rear. Further benefits include secure allocated off-road parking, a long lease, and stylish marble-effect porcelain tiles to the kitchen/lounge and hallway, with tasteful decoration throughout.

The layout briefly consists of: Hallway giving access to useful large storage cupboard, kitchen/lounge with integrated fridge-freezer, gas hob and washing machine, impressive modern bathroom, and bedroom with potential for wardrobes to stay.

Located just a short walk to Rochester station with 40 minute fast trains to London St Pancras, the nearby historic High Street offers a fantastic range of restaurants, cafes and independent shops, as well as the ever popular bi-annual Dickens festivals, and imposing castle and cathedral. Beautiful river walks are on your doorstep, as are highly regarded schools for all age groups, and all A2/M2/M20 road link are a short drive away.

Whether you are a first-time buyer, downsizing or adding to your portfolio, this fantastic apartment is simply ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment. EPC Grade B. Council Tax Band B.

Service charge-£148.90 Per Month  
Ground Rent-£243.98 Per Year  
Lease 112 years approx.

## Offers In Excess Of £150,000

# 68 Lyon Court High Street

Rochester, ME1 1HX



- ONE BEDROOM LEASEHOLD FLAT
- OPEN-PLAN KITCHEN-DINER/LOUNGE
- WALK TO STATION AND 40 MINUTE FAST TRAINS TO LONDON
- EPC GRADE B/ COUNCIL TAX BAND B
- BEAUTIFULLY PRESENTED AND READY TO MOVE INTO
- BALCONY WITH RIVER, CASTLE AND CATHEDRAL VIEWS
- WALK TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL, CAFES, SHOPS AND RESTAURANTS
- SECURE GATED ENTRYPHONE SYSTEM
- ALLOCATED OFF ROAD PARKING
- WALK TO RANGE OF SCHOOLS / CLOSE TO ALL A2/M2/M20 ROAD LINKS

## Hallway

Attractive hallway with stylish marble-effect porcelain floor-tiles, grey walls, large storage cupboard and access to bathroom, bedroom, and kitchen/lounge.

## Bathroom

Impressive bathroom with white suite consisting of bath with shower over, WC, basin with modern grey vanity cupboard, grey wall tiles with grey vinyl wood-effect flooring, feature wall panels to bath area, vertical chrome radiator.

## Bedroom

Double bedroom with laminate flooring and white walls, wardrobes possibly to stay, window to rear offering far reaching views of river and beyond.

## Kitchen/Lounge

Light and spacious room with kitchen to one end providing a good range of white gloss wall and base units with chrome fixtures and fittings, contrasting splashback wall tiles, integrated fridge-freezer, gas hob, washing machine, quality boiler located here also, further fitted cupboard for extra storage, feature radiator, and plenty of

space for a small table and chairs. From here it's open-plan into the lounge area, with further vertical grey feature radiator, plenty of space for sofas and furniture, double doors out to the balcony with windows either-side offer plenty of natural light.

## Balcony

Lovely space for summer eves and morning coffee....Paved terrace area with space for table and chairs, pots and plants, and beautiful far reaching views taking in the river, castle and cathedral and beyond.

## Communal Hallway

Well presented communal areas with lift access, stairs, neutral carpet and decor.

## Off Road Parking

Located directly to the rear of the building within a short walk of the communal hallway, allocated off road parking space via secure gated entrance.

## Agents Note

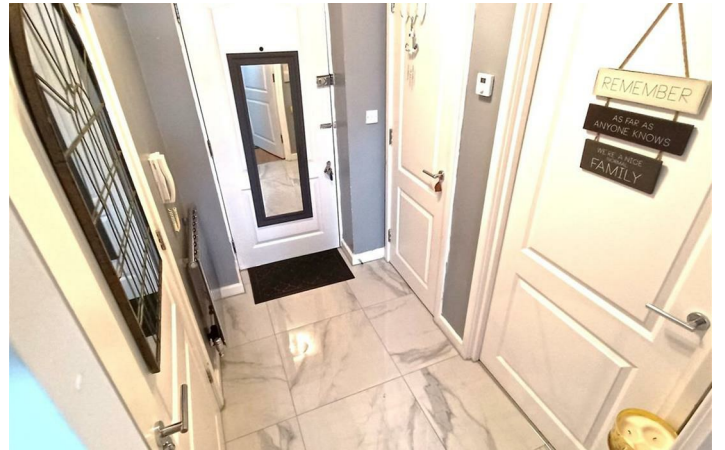
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time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

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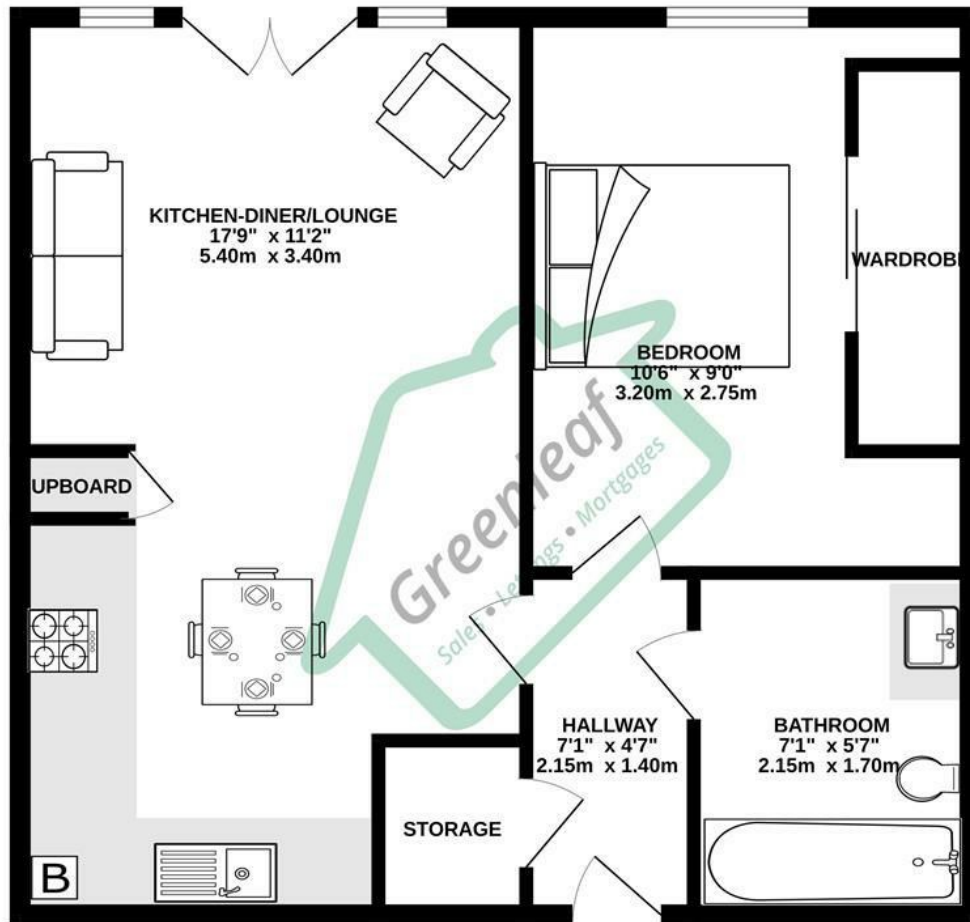
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Tel: 01634730672





GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	81	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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