



## Katharine Court Berkeley Mount, Old Road

Chatham, ME4 6BW

### PLOT FOR SALE

Link: [MC/21/0355](#) Outline application with all matters reserved for the demolition of garages to facilitate the construction of a block of flats consisting of 4 one-bedroom flats with associated parking | Garages At Berkeley Mount Old Road Chatham Medway ME4 6BW

Outline approval with all matters reserved for 4 one-bed flats (builders are not obliged follow our plans, and may potentially modify them). The plans and drawings are available on the above link.

Situated behind New Terrace on Old Road a short walk from the station.

All flats are above minimum space standards. Three flats are 44 Square Meters or over and the one duplex flat is 66 square meters or over.

Three have a covered parking space and the fourth an informal off-road parking area at the Western end of the development.

66 square meter+ flat has a space which could be made a homeworking/study room in which prospective owners may chose to put an additional bed.

May be possible at the detailed planning stage to increase the 66 square meter+ flat slightly to 70 square meters (thus formally qualifying as a two-bed flat) by extending the whole block very slightly further to the West, as space is available.

Enlarging/moving of some windows possible at the detailed stage.

Existing garages and open parking spaces currently occupied and rent at £3600 a year which has not risen since 2021.

**Price Guide £170,000**

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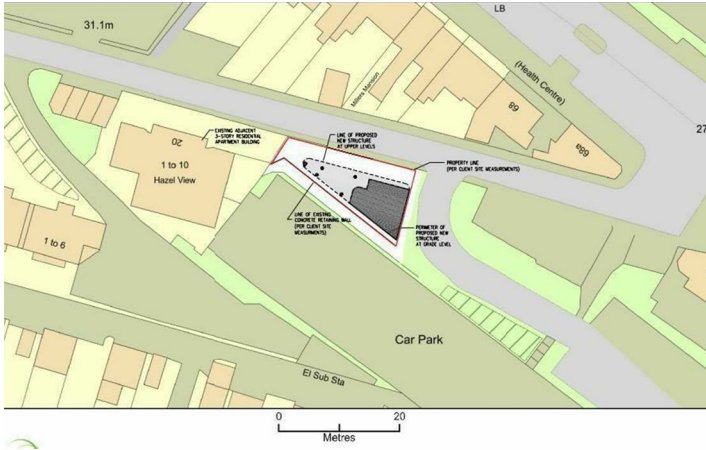
## **Agents Note 1**

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the 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.

fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## **Agents Note 2**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and





Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.