



## 24 The Mariners Valetta Way

Rochester, ME1 1FB

GREENLEAF PROPERTY SERVICES are delighted to introduce this stylish and spacious two bedroom riverside apartment for sale, on the sought-after Esplanade, Rochester, available with NO ONGOING CHAIN. This well-presented property benefits from a spacious lounge/dining room, allocated off road parking for two cars, refurbished kitchen and shower room and gas central heating. This fantastic apartment has been well cared for by the current owner and is simply ready to move into and enjoy.

The layout briefly consists of: Entrance hall, lounge/dining room, fitted kitchen with appliances, two bedrooms and shower room W/C. The generous allocated parking is undercroft.

Conveniently located a short walk to the train station and 35 minute fast trains to London, the Historic Dickensian High Street and its fine selection of restaurants, bars, boutiques, famous cathedral and Norman castle are all on your doorstep, whilst highly regarded local schools and A2/M2/M20 road links are all close by. Whether you commute to London or work from home this impressive riverside property represents a fantastic opportunity not to be missed. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council tax band C.

Service Charge-£1440 p.a.

Ground Rent-£200 p.a.

Lease 97 years

**Price Guide £220,000**

# 24 The Mariners Valetta Way

Rochester, ME1 1FB



- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- SOUGHT AFTER RIVERSIDE LOCATION WITH NO CHAIN!
- LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING FOR TWO CARS
- TWO BEDROOMS
- CLOSE TO TOWN CENTRE/STATION
- COUNCIL TAX BAND C
- EPC GRADE C
- LEASEHOLD

## Entrance Hall

## Lounge/Dining Room

15'8" x 15'4" (4.8 x 4.69)

## Kitchen

10'5" x 6'7" (3.18 x 2.01)

## Bedroom

12'2" x 8'10" (3.71 x 2.70)

## Bedrooms

9'1" x 6'6" (2.77 x 1.99)

## Shower Room W/C

5'6" x 4'10" (1.69 x 1.48)

## Allocated parking

For two cars.

## Agents Note

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

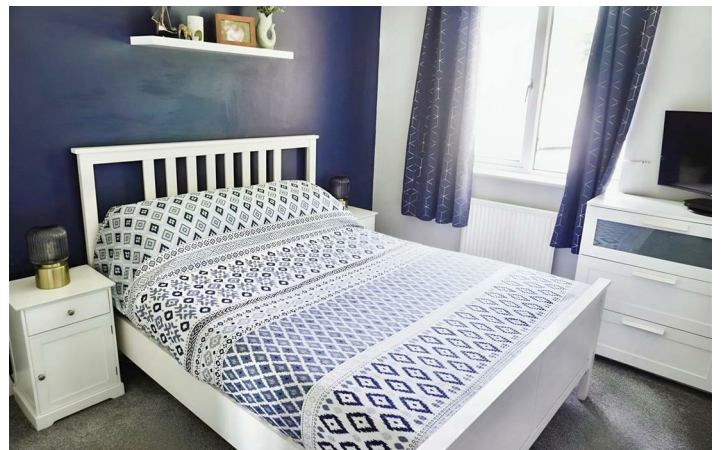
measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Agents Note

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.

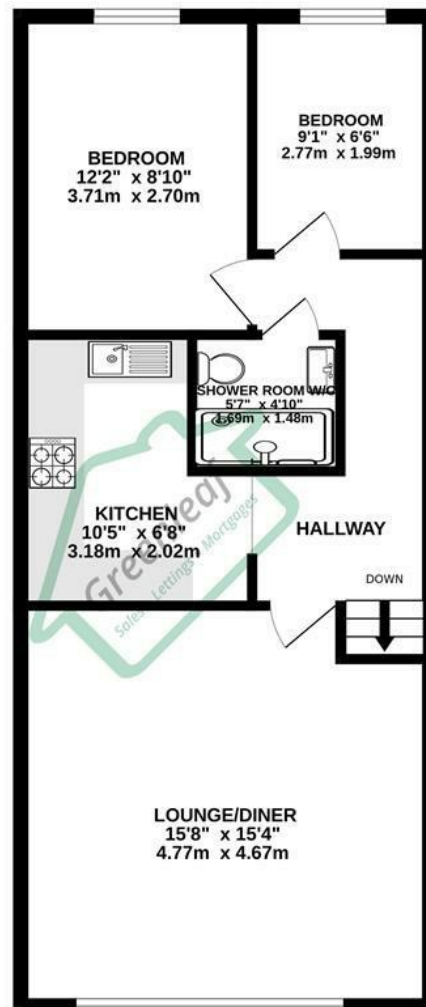
Tel: 01634730672







GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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> <small>Not energy efficient - higher running costs</small>		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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	75 → 79		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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.