



## Flat 8 Crown House Valetta Way

Rochester, ME1 1FE

GREENLEAF are delighted to introduce this impressive one bedroom first floor apartment to the market, favourably located on the sought-after Esplanade with nearby river views, and just a short walk to Rochester High Street, ME1. This fantastic property boasts a spacious hallway giving access to a good size bedroom, bathroom, and very impressive open-plan kitchen/lounge-diner. The property has been well cared for by the current owner and boasts GCH, double-glazed windows and allocated parking, and is 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 property represents a fantastic opportunity for all, and is simply ready to move into and enjoy. We recommend viewing at your earliest convenience to avoid disappointment. EPC Grade C. Council tax band C.

Ground rent £100

Maintenance charge £1304.04

Lease length approximately 99 years

**Price Guide £179,995**

# Flat 8 Crown House Valetta Way

Rochester, ME1 1FE



- NO CHAIN!
- SPACIOUS ACCOMMODATION THROUGHOUT
- WALK TO HISTORIC HIGH STREET/MAINLINE STATION
- COUNCIL BAND C
- IDEAL FIRST PURCHASE/INVESTMENT
- OPEN-PLAN KITCHEN/SPACIOUS LOUNGE-DINING ROOM
- GOOD ROAD LINKS
- POPULAR RIVERSIDE LOCATION
- ALLOCATED PARKING
- EPC GRADE C

## ENTRANCE HALL

## LOUNGE/DINING ROOM

17'3" x 16'8" (narrowing to 9'3")  
(5.26m x 5.08m (narrowing to 2.82m))

## KITCHEN

10'9" x 9'6" (3.28 x 2.92)

## BEDROOM

10'7" x 8'11" (3.23 x 2.74)

## BATHROOM W/C

5'6" x 5'4" (1.68 x 1.65)

## ALLOCATED PARKING

For one car and visitor bays.

## 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.

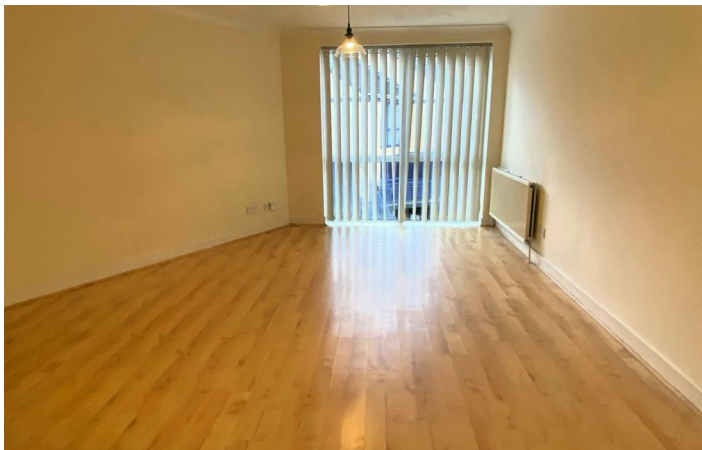
## AGENTS NOTE

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.



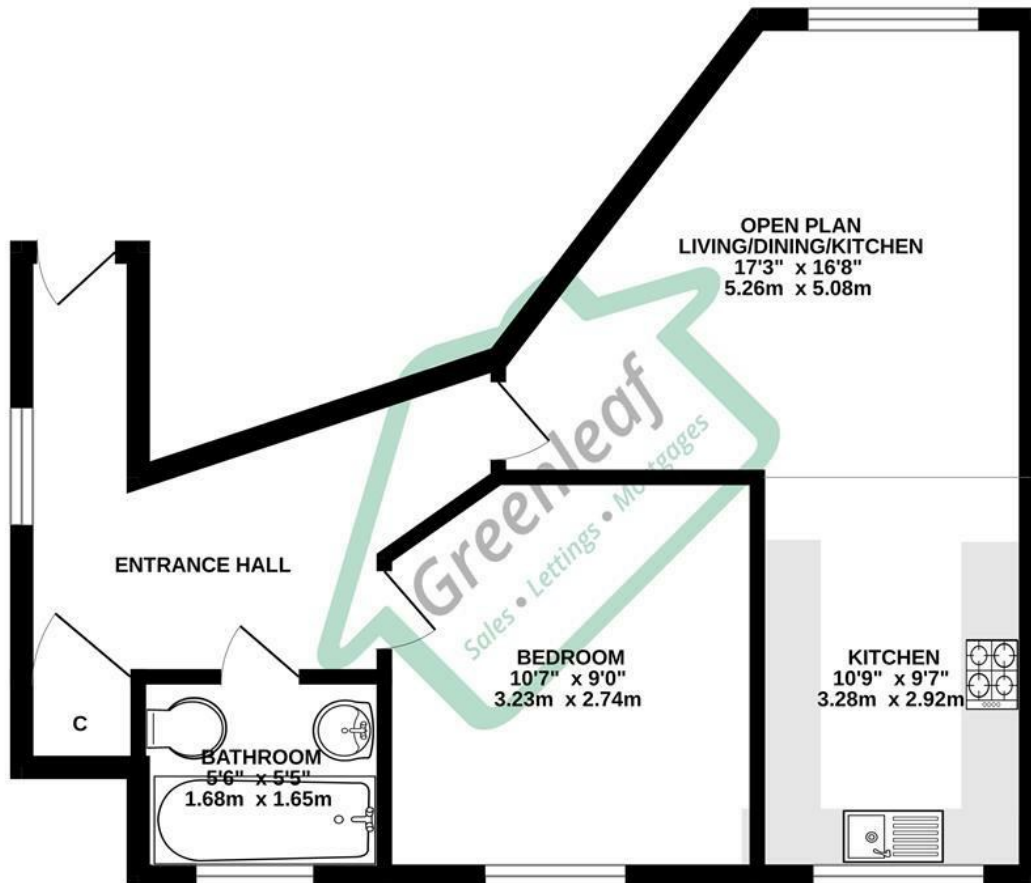
## Directions

Tel: 01634730672





GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.