



5 Crown House Valetta Way

Rochester, ME1 1FE

GREENLEAF PROPERTY SERVICES are delighted to present this spacious and light one bedroom apartment to the market, on the sought-after riverside Esplanade, in Rochester ME1, available with NO ONGOING CHAIN. Enviably located on the second floor to the rear of this small development with allocated off-road parking and secure entry-phone system, this delightful property boasts laminate flooring throughout, and includes a modern wardrobe and curtains to the bedroom, and all appliances to stay in the open-plan kitchen. The property further benefits from partial river views from the floor-to-ceiling window with fitted vertical blinds to the spacious lounge/diner, which is open-plan from the kitchen, and a feeling of space and light throughout this ready-to-move into home.

The layout briefly consists of: Hallway leading to a useful built-in cupboard, inner hallway, bathroom, bedroom, and spacious lounge/diner open-plan to the kitchen.

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. There are plenty of nearby open green spaces to enjoy, as well as beautiful riverside walks, 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.

Price Guide £179,995

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- ONE BEDROOM SECOND FLOOR APARTMENT WITH NO CHAIN
- IMPRESSIVE OPEN-PLAN KITCHEN/LOUNGE-DINER
- WALK TO STATION AND 40 MINUTE FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND C / LEASEHOLD PROPERTY
- SOUGHT-AFTER RIVERSIDE LOCATION CLOSE TO ALL AMENITIES
- ALLOCATED OFF-ROAD PARKING / VISITOR PARKING
- WALK TO HISTORIC HIGH STREET, CAFES, BARS RESTAURANTS, CASTLE AND CATHEDRAL
- WELL PRESENTED THROUGHOUT AND READY TO MOVE INTO
- APARTMENT LOCATED PEACEFULLY TO REAR OF DEVELOPMENT
- WALK TO SCHOOLS AND CLOSE TO ALL A2/M2/M20 ROAD LINKS

Hallway

10'7" x 3'3" to 13'1" x 5'10" (3.25m x 1.0m to 4.0m x 1.8m)

Spacious and light entrance hallway with laminate flooring and white walls, window to side offering lots of natural light, storage cupboard housing fusebox, widening to inner hallway giving access to bathroom, bedroom and into lounge/diner and kitchen.

Bathroom

5'6" x 5'2" (1.7m x 1.6m)

With white suite consisting of bath with shower over, WC and basin, partial neutral wall tiles with decorative border, white walls and laminate flooring, window to rear of building, radiator and downlighters.

Bedroom

10'9" x 9'0" (3.3m x 2.75m)

Double bedroom with window to rear, curtains and mirror wardrobes to stay, laminate flooring and white walls.

Kitchen Area

9'0" x 9'0" (2.75m x 2.75m)

With good range of white wall and base units, grey vinyl worktops, attractive grey vinyl flooring, partial white wall tiles with decorative

border, downlighters, fridge, freezer, washing machine, integrated gas hob and electric oven all to stay, quality boiler housed here, window to rear, open-plan into the lounge/diner.

Lounge/Diner

15'1" x 17'4" to 14'9" x 9'8" (4.6m x 5.3m to 4.5m x 2.95m)

Spacious and light lounge/diner open-plan from kitchen area, laminate flooring and light grey walls, floor-to-ceiling window with fitted vertical blinds to front with partial river views and pleasant outlook of the development, plenty of space for dining and lounge furniture.

Communal Hallway

Well presented communal hallways giving access to all apartments, with secure entry-phone system.

Off Road Parking

Allocated off road parking space to rear of property, visitor parking nearby.

Agents Note

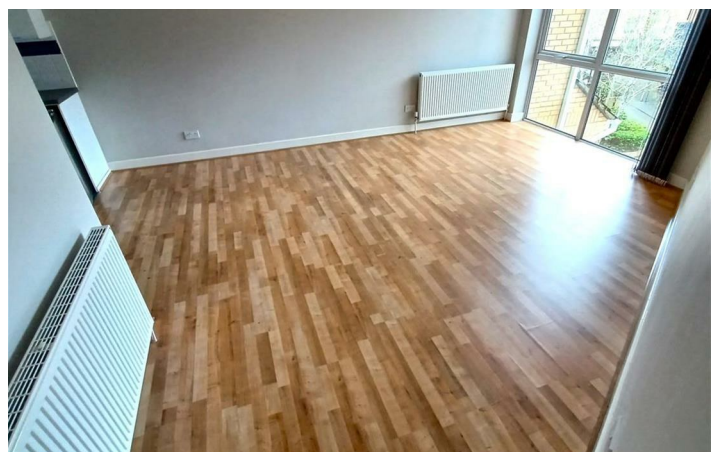
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Agents Note

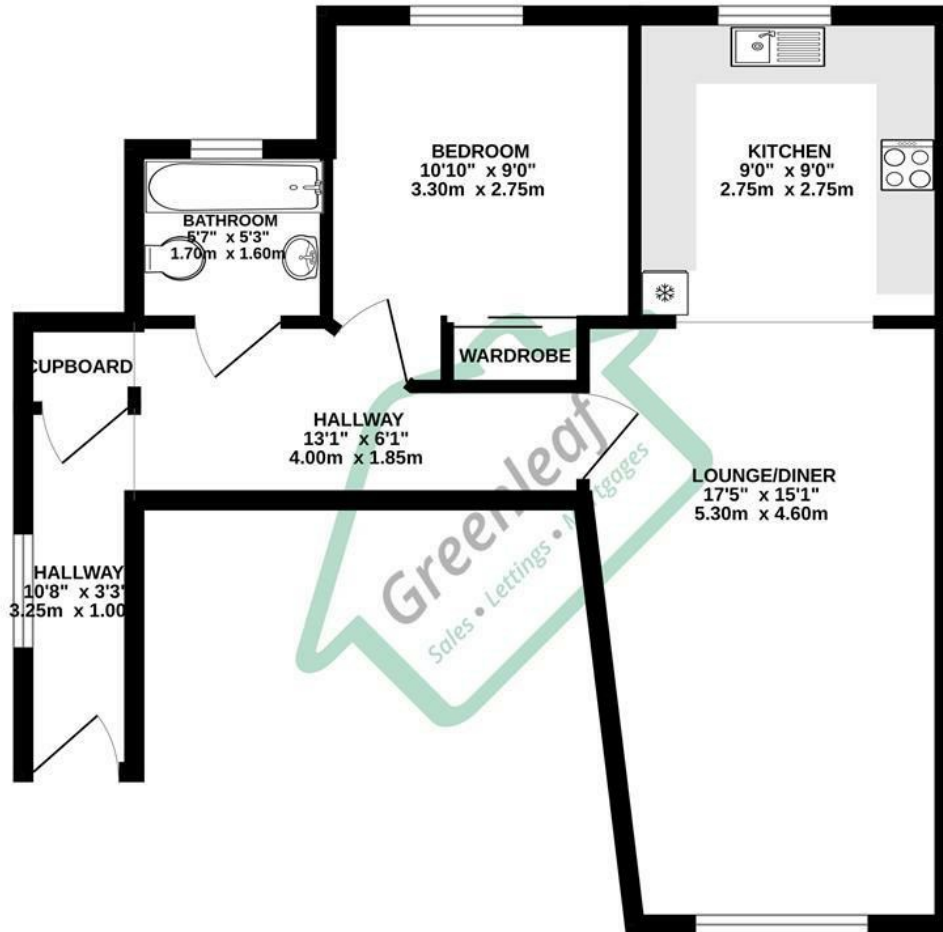
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Tel: 01634730672





GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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 ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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