



33 Gun Tower Mews Rochester, ME1 3GU

Greenleaf are pleased to present this unique, four bedroom detached House for rent, in a highly sought-after location within Rochester. This substantial family home offers four bedrooms, two en-suites, a dressing room, large kitchen/breakfast room, utility room, separate lounge and dining rooms, and large front and rear gardens. Car port and single garage to the side of property. Ideally located within walking distance of highly regarded schools, including Kings and St Andrews private schools and the Rochester Grammar Schools. The nearby historic High Street offers a range of restaurants, bars, boutiques and cafes, as well as bi-annual Dickens Festivals, the famous cathedral and Norman Castle, and beautiful riverside walks. Rochester train station offers 35 fast trains to London St Pancras, whilst all A2/M2/M2 road links are nearby. Available 01st May, currently being redecorated with new carpets throughout.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£2,200 Per Month

33 Gun Tower Mews

Rochester, ME1 3GU



• 4 BEDROOM DETACHED HOME

• CLOSE TO ALL A2/M2/M20 ROAD LINKS / BLUEWATER SHOPPING IN 20 MINUTES

• 5 WEEK DEPOSIT £2538.46

• GARAGE AND CAR PORT

• 1 WEEK HOLDING DEPOSIT £507.69

• AVAILABLE NOW

• WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS

• COUNCIL TAX BAND G

Hallway

20'11" x 6'6" (6.4m x 2.0m)

Spacious and light hallway with wood-effect laminate flooring and neutral decor, leading to staircase up to first floor, large storage cupboard to side, window overlooking garden.

WC/Cloakroom

6'0" x 3'7" (1.85m x 1.1m)

With white WC and basin, neutrally tiled floor and splashback tiles, neutral decor, window to front of house with fitted blinds.

Kitchen/Breakfast Room

16'2" x 12'1" (4.95m x 3.7m)

Good size fitted kitchen/breakfast room with range of cream-coloured wall and base units with ample neutral worktops, tiled flooring, boiler cupboard, integrated fridge-freezer, gas hob and dishwasher, large window to front of house, further window to rear and door out to garden. Plenty of space for table and chairs.

Utility Room

6'6" x 5'8" (2.0m x 1.75m)

Useful utility room with worktop and basin, plumbing and space underneath for washing machine and dryer, door to garden, neutral floor tiles and decor.

Dining Room

16'4" x 10'5" (5.0m x 3.2m)

Double doors lead into this spacious room with attractive bay window to side, feature fireplace and surround, laminate flooring and neutral decor.

Lounge

16'8" x 13'1" (5.1m x 4.0m)

Good size lounge to rear of property with two windows to side of house, double doors out to patio, neutral carpet and decor

Landing

13'1" x 6'0" (4.0m x 1.85m)

Spacious landing with neutral carpet and decor continued, window to side overlooking rear garden, access to all upstairs rooms, large storage cupboard and loft.

Master Bedroom

13'1" x 12'7" (4.0m x 3.85m)

Spacious master bedroom with built-in double wardrobes, windows either-side of room, neutral carpet and decor, access into en suite.

En Suite One

13'1" x 12'7" (4.0m x 3.85m)

With white suite consisting of shower, WC, basin/vanity unit, window to side, vinyl flooring with neutral partial wall tiles with decorative border tiles.

Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)

Good size double bedroom with window to front of house, neutral carpet and decor, open archway into dressing room, door into en suite.

En Suite Two

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

With white suite consisting of shower, basin/vanity, WC, window to rear, vinyl flooring and neutral splashback tiles with decorative border tiles.

Dressing Room

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

Useful space for clothes/shoes/storage, or perhaps a nursery, subject to new owners wishes.

Bedroom Three

16'4" x 9'2" (5.0m x 2.8m)

Good size double bedroom with attractive bay-window feature, neutral carpet and decor.

Bedroom Four

11'9" x 6'6" (3.6m x 2.0m)

Single bedroom/small double, window to front of house, neutral carpet and decor.

Family Bathroom

8'0" x 6'2" (2.45m x 1.9m)

Spacious bathroom with window to rear of property, white suite consisting of bath with shower over, basin/vanity, WC, neutral partial wall tiles and vinyl flooring.

Garage and Car Port

18'4" x 17'2" (5.6m x 5.25)

Garage with car port to side offering the potential to create a double garage or perhaps further accommodation subject to usual permissions and new owners wishes. Door to the rear of car port leads into the garden to rear.



Directions

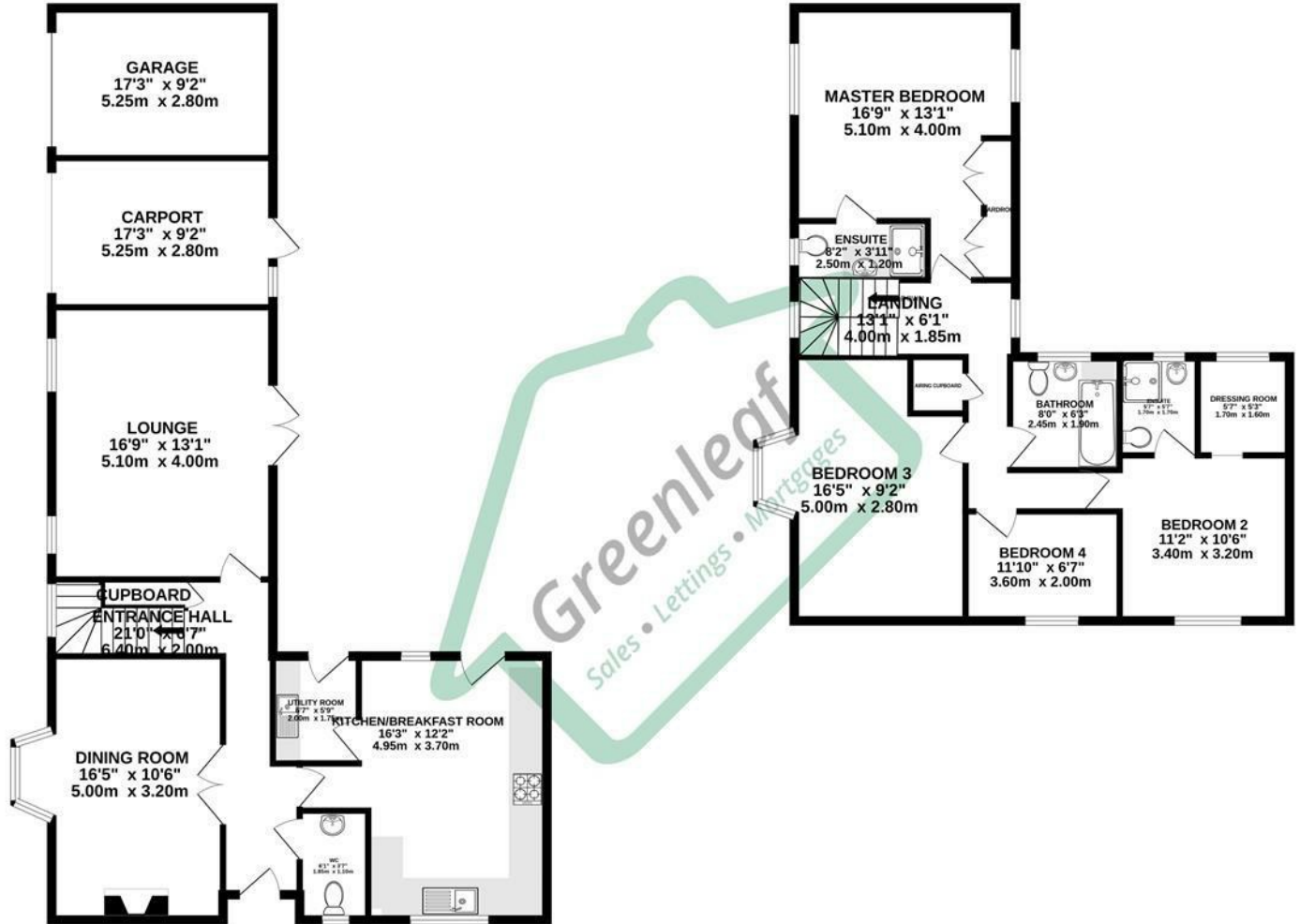
Tel: 01634730672





GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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		82
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

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