



## 17 Chandlers Wharf Esplanade

Rochester, ME1 1EB

GREENLEAF PROPERTY SERVICES are delighted to introduce this stunning and rarely available two bedroom apartment to the market, located in highly sought-after Chandlers Wharf, on the Esplanade in Rochester ME1. Boasting fantastic panoramic river views from both the lounge, balcony and kitchen, this truly exceptional apartment further benefits from a garage, parking space, a long lease of approximately 974 years with a share of the freehold, and is spacious and well presented throughout.

The layout briefly comprises of: Entrance hall, lounge/dining room with sliding doors out to the balcony, kitchen, bathroom/WC, and two bedrooms with the master benefitting from an en-suite.

Enviably located on the river Medway with beautiful views, sunsets and walks to enjoy, Churchfields open space is just a short walk away, as is the Dickensian High Street with its range of bars, boutiques, cafes, restaurants, bi-annual Dickens festivals, famous cathedral and Norman castle. Highly regarded schools for all age groups are also nearby including Kings and St Andrews Private Schools, with grammar school options a short drive away. The station with fast trains to London St Pancras is within walking distance, whilst all A2/M2/M20 road links are a short drive away.

Properties of this quality and location, and with these outstanding views really are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Lease 974/ Share of Freehold/Service Charge- £1850 p.a. Council Tax Band D/EPC Grade C

**Offers In The Region Of £295,000**

# 17 Chandlers Wharf Esplanade

Rochester, ME1 1EB



- NO CHAIN!
- TWO BEDROOMS
- CLOSE TO SCHOOLS AND ALL A2/M2/M20 ROAD LINKS TO LONDON AND COAST
- COUNCIL TAX BAND D/EPC GRADE C
- BALCONY WITH PANARAMIC VIEWS OF THE RIVER MEDWAY
- GARAGE & OFF-ROAD PARKING
- CLOSE TO HIGH STREET/MAIN LINE STATION WITH FAST TRAINS TO LONDON
- LOUNGE/DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- SHARE OF FREEHOLD/APPROX 974 YEARS REMAINING ON THE LEASE

## Entrance Hall

## Lounge/Dining Room

16'6 x 14'9 (5.03m x 4.50m)

## Balcony

## Kitchen

9'3 x 7'11 (2.82m x 2.41m)

## Bedroom

14'9 x 12'1 (4.50m x 3.68m)

## Ensuite Shower Room W/C

5'6 x 4'10 (1.68m x 1.47m)

## Bedroom

9 x 8'11 (2.74m x 2.72m)

## Bathroom W/C

6'6 x 5'6 (1.98m x 1.68m)

## Garage

## Off Road Parking

## 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.

## 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.



## Directions

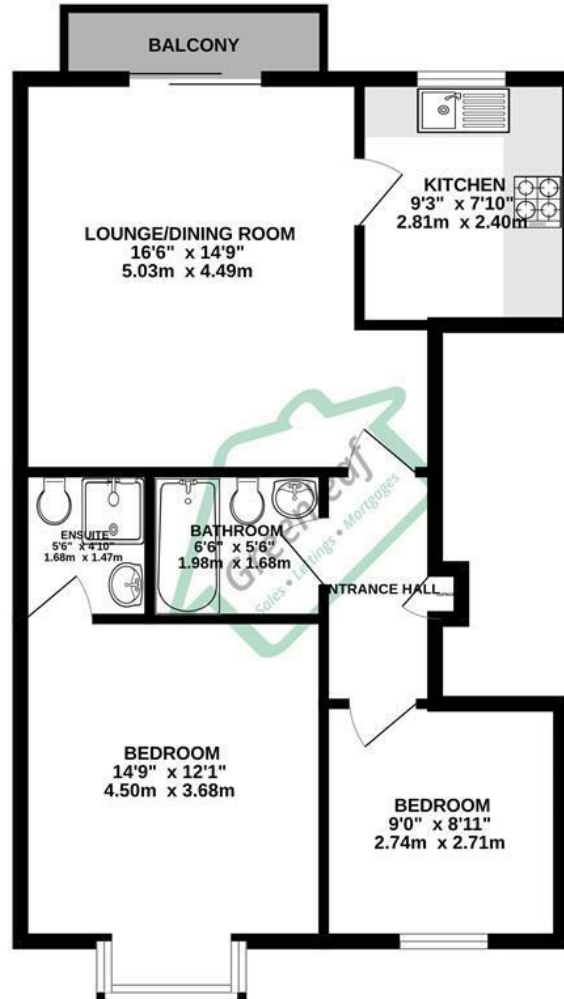
Tel: 01634730672







GROUND FLOOR  
501 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.