



9a Longley Road Rochester, Kent, ME1 2HD

Greenleaf are delighted to offer to let this one bedroom ground floor Flat, situated conveniently for Rochester Town centre, within walking distance of the High Street and Railway Station. Accommodation comprises of entrance hall, living room, kitchen with oven and hob, bathroom and bedroom. Rear garden. On street parking. Available now. Pets are not permitted.

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

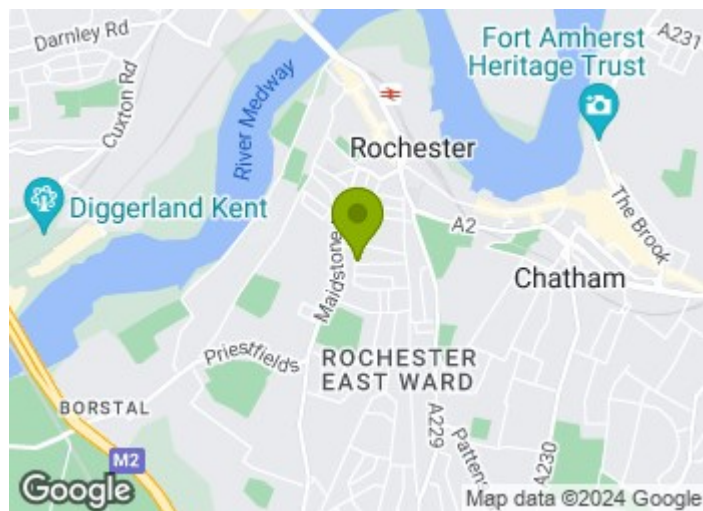
£900 PCM

9a Longley Road

Rochester, Kent, ME1 2HD



- GROUND FLOOR WITH GARDEN
- 1 BEDROOM FLAT
- WALKING DISTANCE TO ROCHESTER TOWN CENTRE
- CLOSE TO ROCHESTER RAILWAY STATION
- EASY LINKS TO MOTORWAY
- GAS HEATING
- COUNCIL TAX BAND A
- Deposit £1038.46(5 weeks rent)
- Holding fee £207.69 (one week rent)



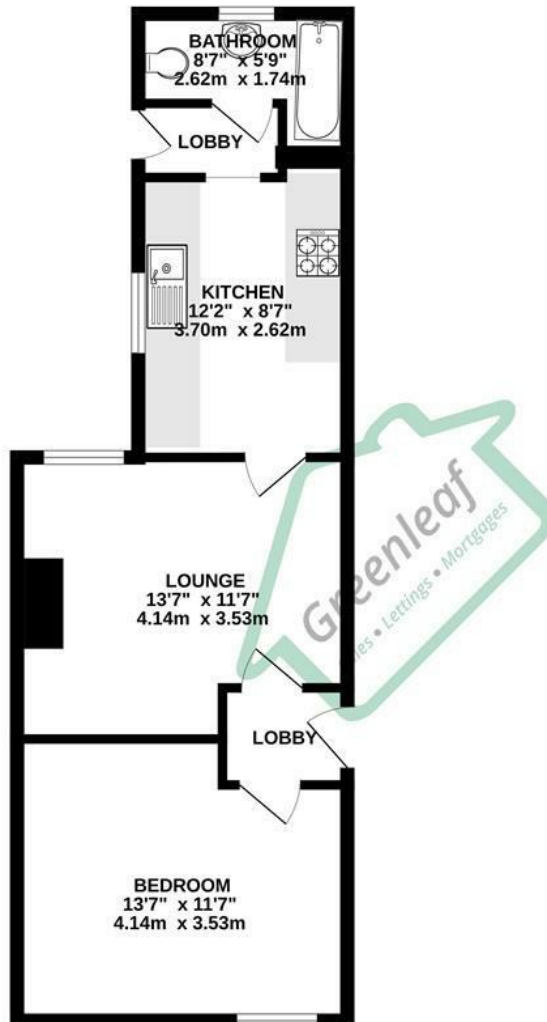
[Directions](#)

Tel: 01634730672





GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 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 | | 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 | | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | EU Directive 2002/91/EC | 64 | 71 |

| 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 | | |

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.
Registered Office: 281 Wilson Avenue, Rochester Kent ME1 2SS
Registered No: 06222461 England. VAT No: 908929091

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