



Flat 16, The Heights New Road

Rochester, ME1 1DX

GREENLEAF are delighted to introduce this impressive two bedroom, rarely available first floor purpose-built apartment in sought after Rochester High Street, ME1, with NO ongoing chain. This well presented property is in fantastic condition throughout and benefits from a secure allocated off road parking space behind the apartment. This delightful property is available with vacant possession and is simply ready to move into and enjoy. The layout briefly consists of: Communal hallway with entry phone system leading to front door into hallway, giving access to two bedrooms, open-plan kitchen/lounge and bathroom W/C. The property further benefits from underfloor heating and a communal lift, and is conveniently located a short walk to the historic High Street and its range of restaurants, bars, boutiques, cathedral, Norman castle, River Medway, and train station with high speed service to London. Highly regarded local schools and all A2/M2/20 road links are close by, with Blue Water Shopping Centre a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

Council Tax Band B / EPC Grade B.

Ground Rent - £250 p.a.

Service Charge - £1800 (£150 p.c.m)

Lease - 111 years approx.

Price Guide £177,000

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- NO CHAIN!
- ENSUITE SHOWER ROOM W/C
- COMMUNAL LIFT
- COUNCIL TAX BAND B
- IDEAL FIRST PURCHASE/INVESTMENT
- OPEN-PLAN KITCHEN/LOUNGE
- CENTRAL LOCATION
- TWO BEDROOMS
- ALLOCATED PARKING
- EPC AWAITED

Entrance Hall

Lounge/Kitchen

15 x 11'1 (4.57m x 3.38m)

Bedroom

9'1 x 9'1 (2.77m x 2.77m)

Ensuite Shower W/C

6 x 4'1 (1.83m x 1.24m)

Bedroom

12'11 x 6'1 (3.94m x 1.85m)

Bathroom W/C

5'1 x 5'1 (1.55m x 1.55m)

Allocated 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

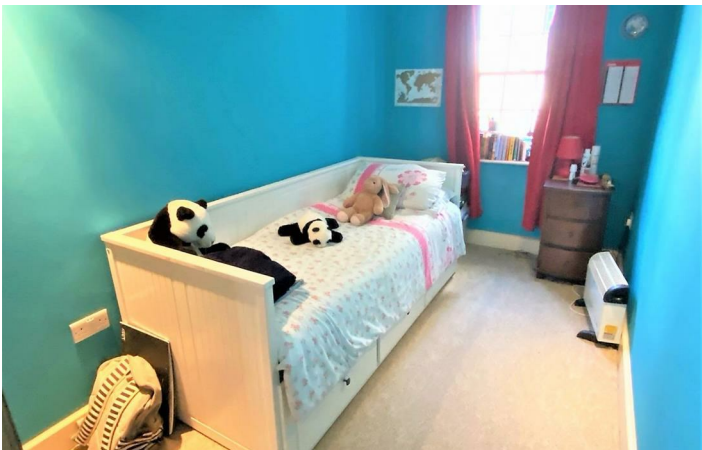
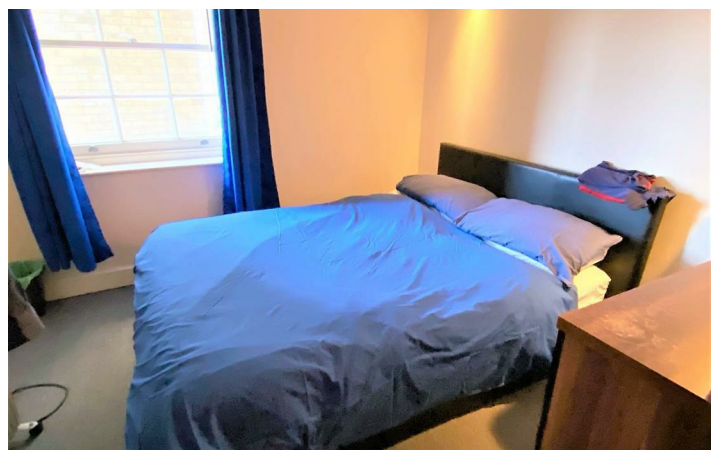
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services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification 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.



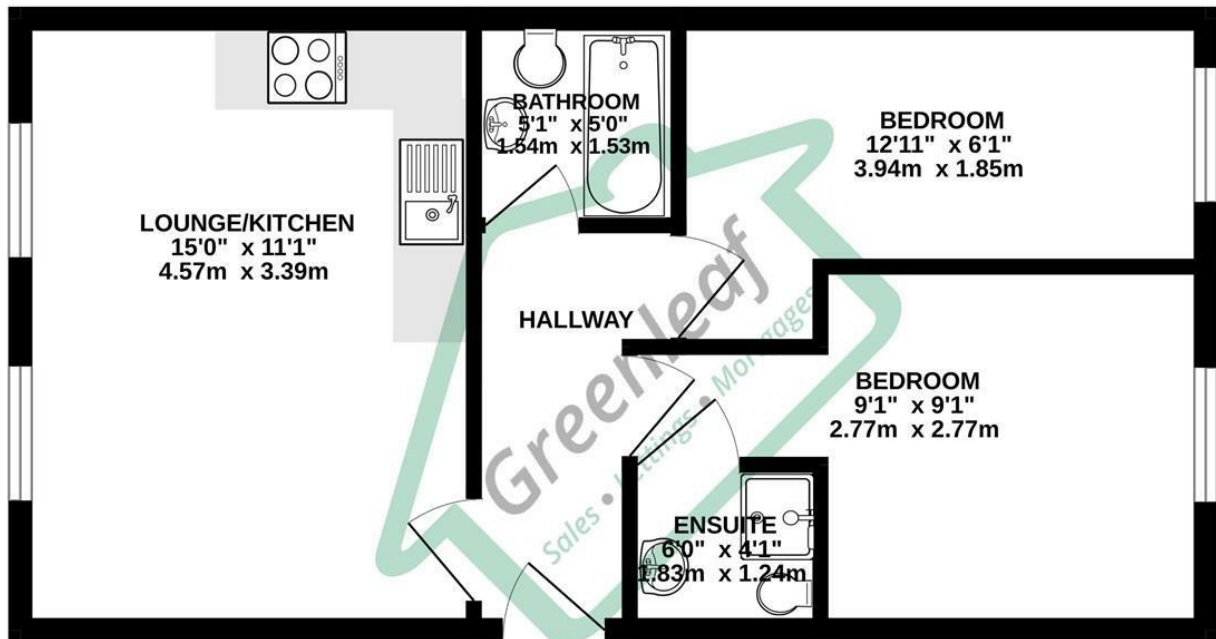
Directions

Tel: 01634730672



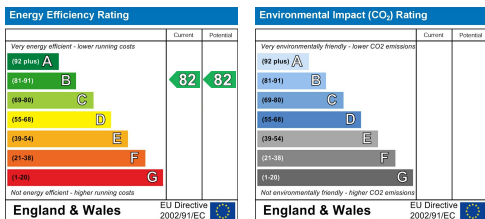


GROUND FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.5 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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