



85 Arethusa Road

Rochester, ME1 2UN

Greenleaf Property Services are pleased to present to the market this ground floor flat, available with NO CHAIN!

The apartment offers spacious accommodation, and whilst needing some updating throughout, it has been generally well looked after and is perfect for any buyers looking to put their own stamp on the property.

The accommodation comprises of entrance hall, kitchen, lounge/dining room, two good size bedrooms and bathroom W/C. The property offers a communal garden, double glazing and gas central heating.

Located within walking distance of popular schools and A2/M2/M20 road links to London, Rochester and Chatham stations with 35 minute fast trains to London are all close by. The historic local High Street offers a range of restaurants, bars, boutiques and features the Norman castle and famous cathedral. Whether you are a first-time buyer, downsizing, or looking to add to your portfolio, this ideally located property is ready to move into and add your own stamp, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade awaited. Council tax band B.

Lease approximately 81 years.

Ground Rent - £10 P.A

Maintenance Charge £1,056

Offers In The Region Of £160,000

85 Arethusa Road

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- GROUND FLOOR FLAT
- LOUNGE/DINING ROOM
- NO CHAIN
- COUNCIL TAX BAND B
- SPACIOUS ACCOMMODATION
- POPULAR RESIDENTIAL LOCATION
- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- TWO BEDROOMS
- COMMUNAL GARDEN AREA
- EPC AWAITED

Communal Hall

Entrance Hall

5'8" x 3'6" (1.73 x 1.07)

Kitchen

9'1" x 7'10" (2.78 x 2.40)

Lounge/Dining Room

15'10" x 12'6" (4.85 x 3.82)

Bedroom

11'0" x 10'4" (3.37 x 3.17)

Bedroom

12'2" x 9'3" (3.72 x 2.84)

Bathroom W/C

7'8" x 5'7" (2.35 x 1.71)

Communal Garden

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.

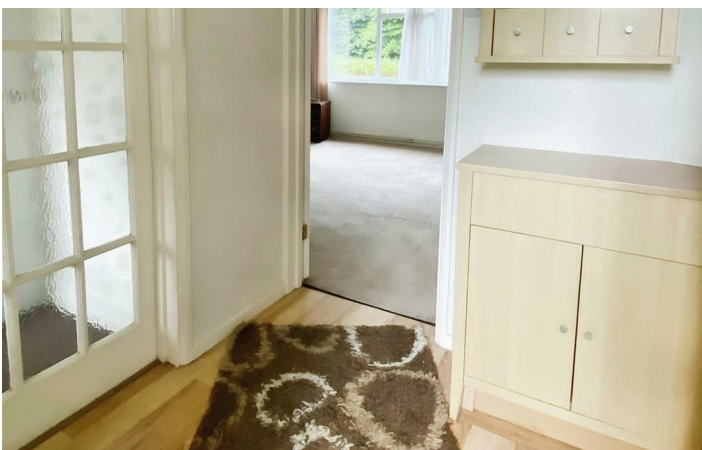
Agents Note

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.



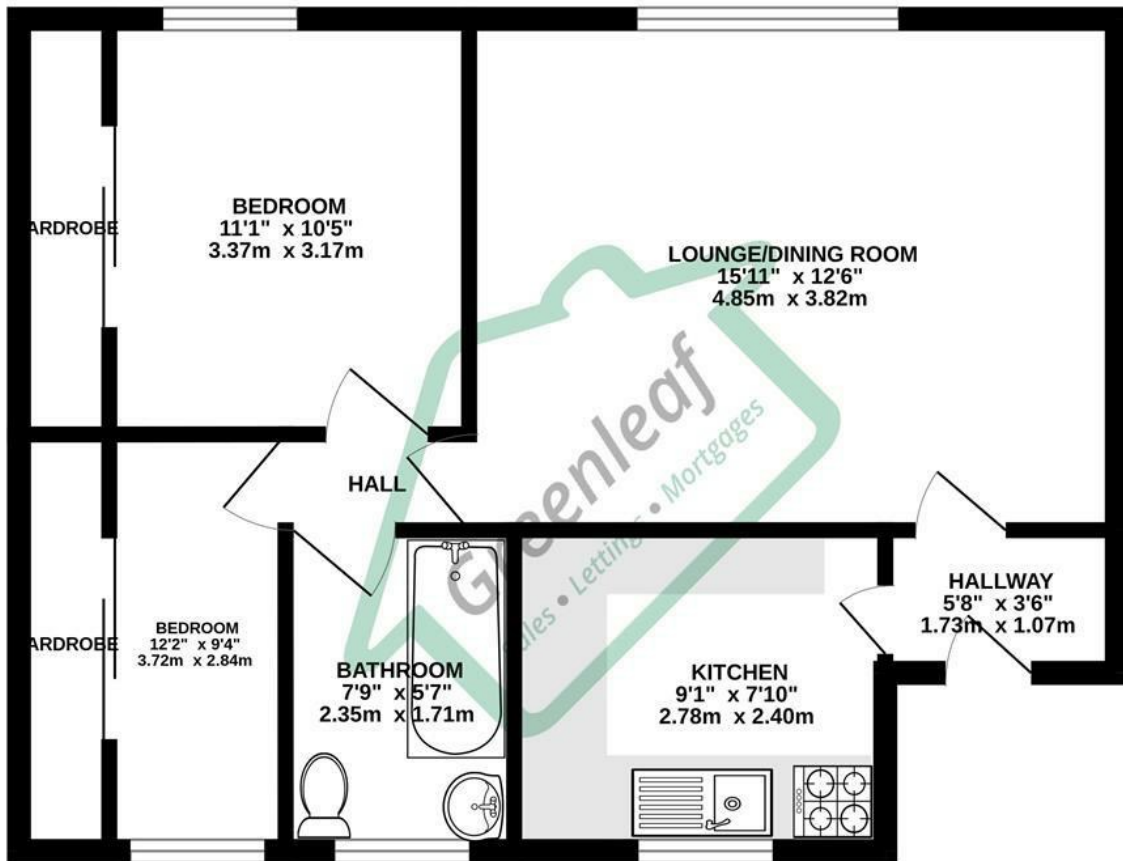
Directions

Tel: 01634730672





GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.