



## 106 Bishops Court, St. Bartholomews Place New Road Rochester, ME1 1TW

GREENLEAF PROPERTY SERVICES are delighted to introduce this impressive one bedroom ground-floor apartment with OFF ROAD PARKING and NO ONGOING CHAIN to the market, in sought-after Rochester, ME1. Situated minutes away from Rochester's historic High Street and high speed station, this spacious apartment, set in the beautifully restored and recently converted St. Bartholomews Place dating back to the mid-19th century boasts high ceilings, large feature windows, integral kitchen, en suite bathroom and quality fixtures and fittings throughout. Further benefits include two communal outside spaces, one of which is on the top floor of the building and commands amazing far-reaching views across Rochester, taking in the castle, cathedral, river Medway and beyond.

The layout briefly consists of lounge/kitchen/diner through to the bedroom with built-in cupboard, giving access to the "en suite" bathroom from here.

Located near the historic Rochester High Street and a range of independent boutique shops, cafes and highly recommended restaurants, Rochester Cathedral and Castle are also just a short walk away, with Jacksons Fields situated opposite the building. Nearby Rochester and Chatham stations offer high speed rail links to Stratford International in 30 minutes or St Pancras International in 38 minutes, whilst London Victoria is also accessible in just 52 minutes. All A2/M2/M20 road links are a short drive away, whilst highly regarded schools for all age groups are a short walk away.

Interest is sure to be strong in this ready-to-move into 1 bedroom apartment with off road parking, we therefore recommend viewing at your earliest convenience to avoid disappointment.

296 YEAR LEASE  
SERVICE CHARGE-£625 approx  
GROUND RENT -£167 approx

**Price Guide £180,000**

# 106 Bishops Court, St. Bartholomews Place New Road Rochester, ME1 1TW



- ONE BEDROOM APARTMENT WITH ALLOCATED OFF ROAD PARKING
- GROUND FLOOR
- CLOSE TO SCHOOLS, A2/M2/M20 ROAD LINKS AND ALL AMENITIES
- CHARACTER CONVERSION OF PERIOD MID-19TH CENTURY PROPERTY-APPROX FOUR YEARS AGO
- COMMUNAL OUTSIDE AREAS WITH STUNNING RIVERSIDE AND ROOFTOP VIEWS
- WALK TO STATIONS WITH FAST TRAINS TO LONDON
- WELL-PRESENTED THROUGHOUT
- NO CHAIN / 296 YEAR LEASE
- WALK TO RESTAURANTS, CAFES, BARS, BOUTIQUES, CASTLE, CATHEDRAL AND RIVER
- EN SUITE BATHROOM AND OPEN-PLAN KITCHEN/LOUNGE/DINER

## Communal Hallway

Well presented hallway with neutral carpet and decor, sofas for guests to enjoy, secure entry-phone system for residents.

## Kitchen/Lounge/Diner

15'3" x 10'9" (4.65m x 3.3m)

Good size open-plan area with range of fitted white kitchen cupboards and units to one wall with integrated fridge-freezer, dishwasher, washing machine, electric hob, oven and microwave, large window to rear, downlighters, neutral vinyl worktops, vinyl wood-effect flooring and neutral decor, plenty of space for sofa and chairs and dining table. Door leads into bedroom from here.

## Bedroom

11'1" x 11'11" (3.4m x 3.65m)

Good size double bedroom with grey carpet and white walls, large window to front of building, built-in cupboard housing water tank with plenty of room for storage, door into en suite from here.

## En Suite

7'4" x 6'2" (2.25m x 1.9m)

With white suite consisting of bath with shower over, WC and basin, large white partial wall tiles and white walls, large grey floor tiles, vertical chrome radiator, window to front of building.

## Communal Terrace and Roof Garden

A short walk from the apartment, there is a convenient communal area with plenty of space for tables and chairs, whilst a further communal rooftop viewing platform offers spectacular views across the river Medway, castle, cathedral and beyond.

## Off Road Parking Space

Handy allocated off-road parking space in the car park to the rear of the building with access to the rear.

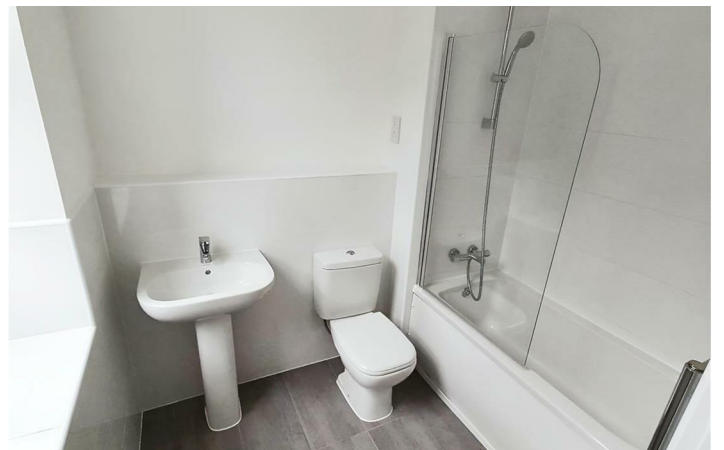
## Agents Note

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.

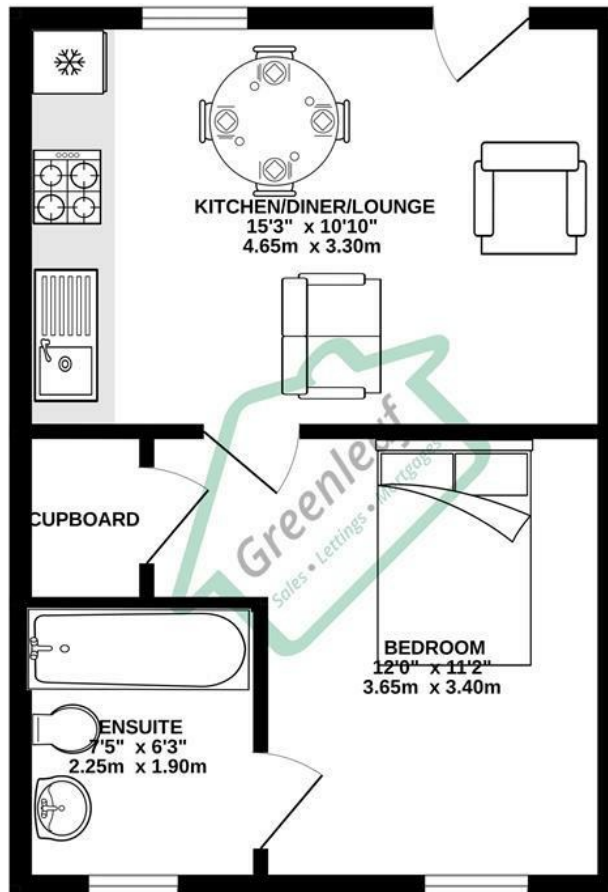
## Agents Note

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.



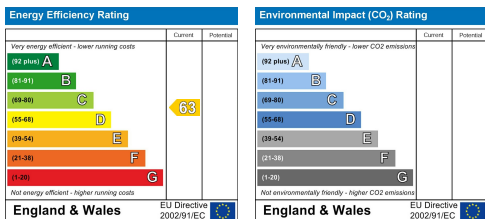


GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 346 sq.ft. (32.1 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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