



## 29 Davy Court

Rochester, ME1 1AE

GREENLEAF are delighted to introduce this beautifully presented apartment to the market, in a highly sought-after exclusive gated development, just off Rochester High Street. Built in 2003, and boasting versatility and space throughout, this unique apartment is set on the first floor and boasts allocated parking, three double bedrooms, en-suite shower room and family bathroom W/C. The property has been much cared for by the current owners for many years, and is simply ready to move into and enjoy.

The layout briefly consists of entrance hall, lounge/dining room, fitted kitchen, three bedrooms (with the master having an en-suite shower room W/C), and family bathroom W/C.

Located a short walk to the historic Rochester High Street and its range of quirky boutiques, cafes, bars and restaurants, cathedral, castle and station with 35 minute fast trains to London St Pancras, highly regarded local schools for all age groups are close by, including Kings and St Andrews private schools. With A2/M2/M20 road links to London and coast a short drive away, river walks on your doorstep and a range of leisure and shopping nearby, we recommend viewing at your earliest convenience to avoid disappointment.

Freehold charge £300 p.a

Maintenance charge £ 2400 p.a

Lease approximately 102 years remaining.

EPC Grade C. Council Tax Band D.

**Price Guide £275,000**

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- SOUGHT-AFTER EXCLUSIVE GATED DEVELOPMENT
- LOUNGE/DINING ROOM
- FAMILY BATHROOM W/C
- EPC GRADE C / LEASEHOLD
- CLOSE TO HIGH STREET AND STATION
- FITTED KITCHEN
- ALLOCATED PARKING
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM W/C
- COUNCIL TAX BAND D

## Entrance Hall

## Lounge/Dining Room

16'10" x 16'0" (5.15 x 4.89)

## Kitchen

11'2" x 7'5" (3.42 x 2.27)

## Bedroom

12'4" x 11'11" (3.78 x 3.65)

## Ensuite Shower Room W/C

6'0" x 4'8" (1.85 x 1.44)

## Bedroom

12'5" x 7'8" (3.79 x 2.36)

## Bedroom

11'3" x 9'8" (3.45 x 2.95)

## Bathroom W/C

7'3" x 6'5" (2.21 x 1.98)

## Allocated Parking

For one Car.

## 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.



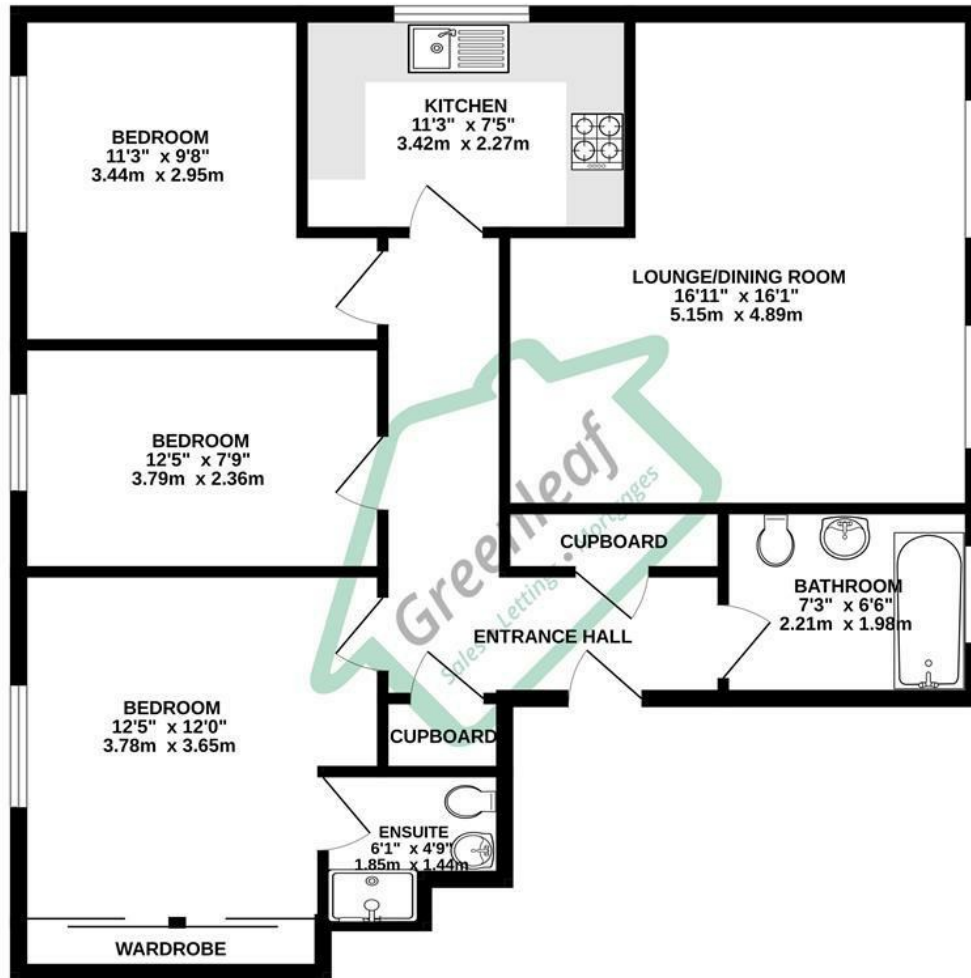
## Directions

Tel: 01634730672





GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.