



6 Conveyor House Conveyor Drive

Rochester, ME2 1FJ

OPEN HOUSE SATURDAY 9th NOVEMBER, CALL NOW TO BOOK YOUR TIME!

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented two bedroom GROUND FLOOR apartment, on the sought-after St Andrews Lakes development in Halling, Rochester. Boasting allocated off road parking and a good size communal garden, this perfectly formed property boasts two double bedrooms, an en suite, spacious family bathroom, and an impressive open-plan kitchen/lounge/diner with windows to front and rear of the room to enjoy the morning and evening sunshine. This property is quite simply ready to move into and enjoy.

The layout briefly consists of: Spacious and light hallway with plenty of storage options giving access to the master bedroom with en suite, bedroom two, family bathroom, and through to the open-plan kitchen/lounge/diner.

Whilst the property enjoys a peaceful residential location with a children's playground a short walk away, all A2/M2/M20 road links to London and coast are close by. There are a selection of schools in the local area, and the historic Halling High Street, train station, Bishops Palace, local amenities, shopping facilities, and pubs are a walk away. On your doorstep are beautiful river and countryside walks, whilst St Andrews lakes provide swimming, fishing, diving and other leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

Service charge-£1733.96 p.a.

Ground Rent-£380 p.a.

Estate Fee-£304.43 p.a.

Lease length -113 years

Lease length- 113 years

Price Guide £230,000

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- IMPRESSIVE GROUND FLOOR TWO BEDROOM APARTMENT
- EN SUITE AND SPACIOUS FAMILY BATHROOM
- WALK TO HALLING STATION AND LINKS TO FAST TRAINS TO LONDON
- EPC GRADE B / COUNCIL TAX BAND C / LEASEHOLD
- ALLOCATED OFF ROAD PARKING
- GOOD SIZE OPEN-PLAN LOUNGE/DINER/KITCHEN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- WELL TENDED COMMUNAL GARDENS
- LOCATED CLOSE TO ST ANDREWS LAKES AND LEISURE FACILITIES
- CLOSE TO LOCAL SCHOOLS

Hallway

11'9" x 10'2" (3.6m x 3.1m)

Spacious and light hallway with window/fitted blinds to side, wood-effect vinyl flooring and white walls, large storage cupboard, further useful utility cupboard with plumbing for washing machine and ventilation, access from here to the two double bedrooms, en suite, family bathroom and through to the kitchen/lounge/diner.

Master Bedroom

14'5" x 10'0" (4.4m x 3.05)

Double bedroom with white walls and grey carpet, window to front of building overlooking communal garden, built-in wardrobes, access to en suite.

En Suite

6'8" x 4'3" (2.05m x 1.3m)

With white suite consisting of shower with neutral wall tiles, basin and WC, wood-effect vinyl flooring and vertical chrome radiator.

Bedroom Two

14'5" x 8'6" (4.4m x 2.6m)

Double bedroom with recently new grey vinyl flooring, window to front with recently new blinds, white walls continued.

Family Bathroom

6'10" x 5'10" (2.1m x 1.8m)

Good size bathroom with white suite

consisting of bath, WC and basin, partial neutral wall tiles and white walls, wood-effect vinyl flooring, window to rear of property.

Kitchen/Lounge/Diner

26'2" x 10'5" (8.0m x 3.2m)

Impressive space with white walls and wood-effect vinyl flooring throughout, kitchen located to the rear of the room with generous range of gloss wall and base units, wood-effect worktops and feature walls, separate fridge-freezer and dish-washer, boiler located here, eye-level oven and gas hob; There is plenty of space for a table and chairs, whilst the lounge area to the front of room offers a lovely view across the communal gardens with plenty of further space for sofas and furniture. There are windows and blinds to the front and rear of this light and spacious room.

Communal Hallway

Well presented communal hallway with neutral carpet and white walls, access to the rear of the building to the off road parking, and a secure entry-phone system from the main front door.

Off Road Parking

Well kept communal car parking area with allocated space for the property.

Communal Garden

The property is set well back from this quiet residential road with a well-tended and good size communal garden, laid to lawn with established plants, shrubs and trees.

Agents Note 1

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 2

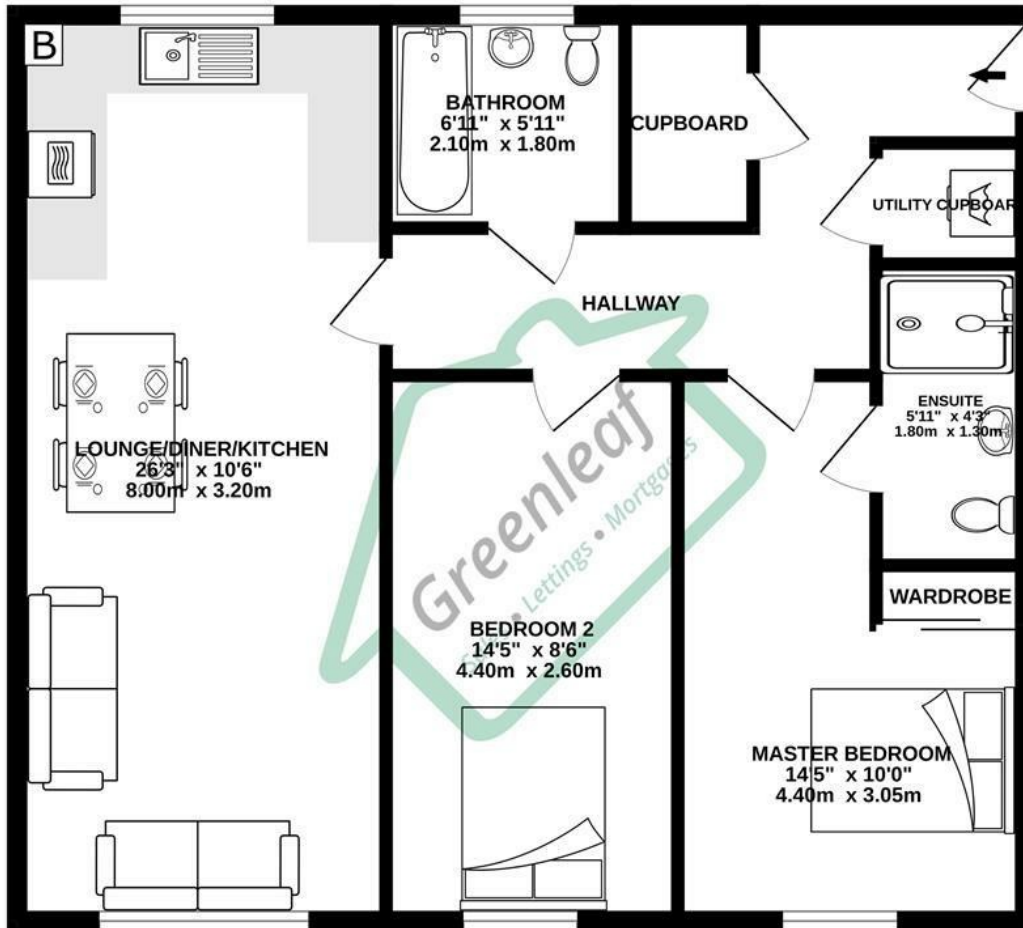
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Tel: 01634730672





GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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