



6 Sarafand House St. Margarets Street Rochester, ME1 3EP

GREENLEAF PROPERTY SERVICES are delighted to present to the market this characterful one bedroom apartment, available with NO ONGOING CHAIN, and ready for immediate occupation! This well presented property boasts truly stunning river views from the bay windows of the spacious lounge/diner, and is located on the highly sought-after St Margarets Street in the "Golden Triangle" location of Rochester ME1. Further benefits include a long lease, allocated off road parking to the rear, a double bedroom with wardrobes to stay, gas central heating, and a well presented good size bathroom. The kitchen is also well presented, and includes all appliances (untested), so is perfect for any first-time buyers looking to get their foot on the ladder, or indeed anyone looking to downsize. The property has been well cared for and much loved by the previous owner for many years, and is ready to move into and enjoy, however the opportunity is also there for the new owners to add their own stamp in due course.

The layout briefly consists of: Main front door into the well presented communal hallway with two short flights of stairs up to the apartment; The front door leads into the L shaped hallway, giving access to the bedroom, bathroom, kitchen, and through to the lounge/diner.

Located a pleasant short walk to the historic High Street and a wealth of restaurants, cafes, bars, boutiques, the Vines Park is also on your doorstep, along with the ever popular castle and Rochester cathedral. The station, with 40 minute fast trains to London St Pancras is also within walking distance, as are highly regarded local schools for all age groups, including the renowned Kings and St Andrews Private Schools. All A2/M2/M20 road links are a short drive away, whilst beautiful riverside walks are on your doorstep.

We recommend viewing at your earliest convenience to avoid disappointment, and look forward to hearing from you soon.

Service charge approx £1800 p.a.

Lease 155 years

Price Guide £170,000

6 Sarafand House St. Margarets Street

Rochester, ME1 3EP



- ONE BEDROOM APARTMENT IN HIGHLY SOUGHT-AFTER LOCATION
- SPACIOUS ROOMS THROUGHOUT WITH POTENTIAL TO FURTHER IMPROVE SUBJECT TO NEW OWNERS WISHES
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- EPC GRADE C / COUNCIL BAND B / LEASEHOLD PROPERTY
- NO CHAIN AND AVAILABLE FOR IMMEDIATE OCCUPATION
- ALLOCATED OFF ROAD PARKING
- WALK TO HISTORIC CASTLE AND THE STUNNING ROCHESTER CATHEDRAL
- STUNNING ROCHESTER AND RIVER VIEWS TO REAR
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, BARS AND BOUTIQUES
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

15'1" x 7'8" (4.6m x 2.35m)

Spacious "L-shaped" hallway with neutral carpet and decor, giving access to the bedroom, bathroom, kitchen, and through to lounge/diner.

Bedroom

10'11" x 8'6" (3.35m x 2.6m)

Double bedroom with attractive feature window to side of building, wardrobes to stay, stylish radiator cover, neutral carpet and decor.

Bathroom

10'4" x 4'5" (3.15m x 1.35m)

Good size bathroom with white suite consisting of bath with shower over, white basin and WC, partial white wall tiles with neutral decor and vinyl flooring.

Kitchen

8'8" x 5'2" (2.65m x 1.6m)

With good range of white wall and base units with contrasting grey worktops, black splashback tiles and tile-effect vinyl flooring, washing machine and fridge-freezer possibly to stay, electric oven and hob, window to side.

Lounge/Diner

13'7" x 12'3" (4.15m x 3.75m)

Good size room with plenty of space for table and chairs and sofas, neutral carpet and decor, stunning river views to the rear through the lovely feature bay windows.

Off Road Parking

Useful allocated off road parking to rear of building, via private driveway.

Communal Hallway

Nicely presented communal hallway and stairs, secure entry-phone system, property located on second floor.

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

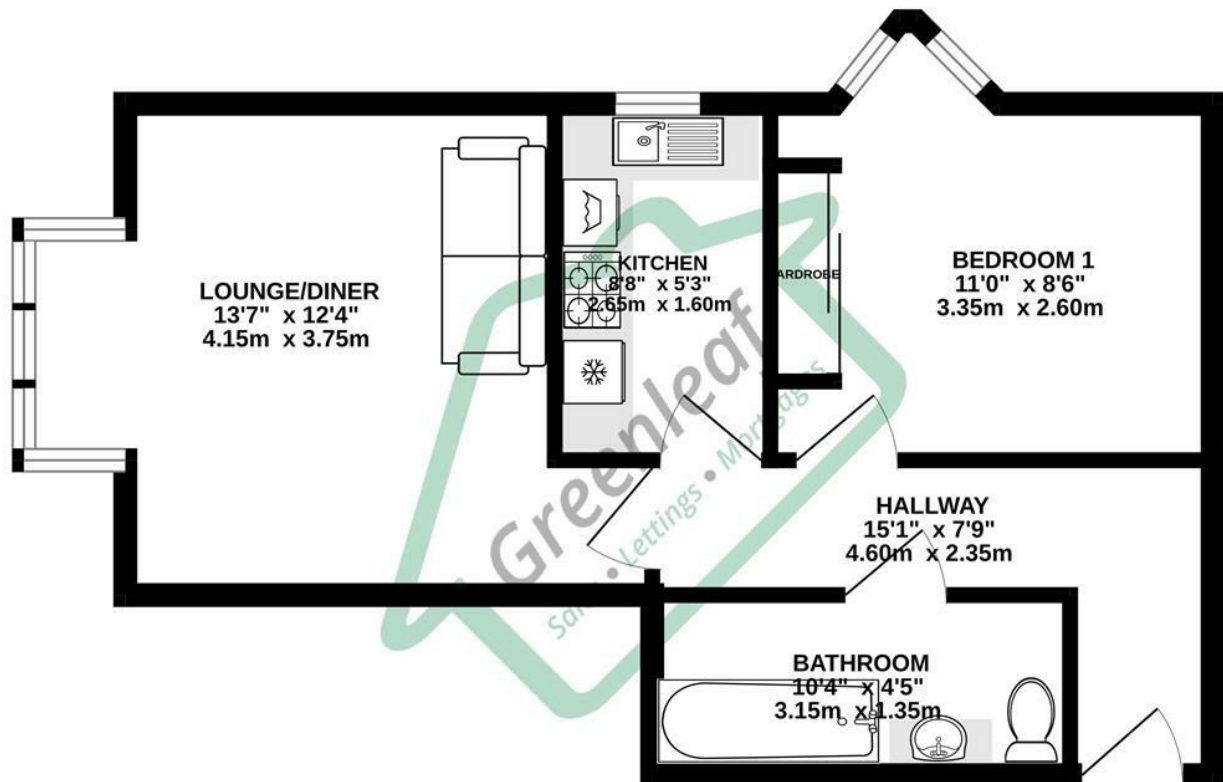
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Tel: 01634730672



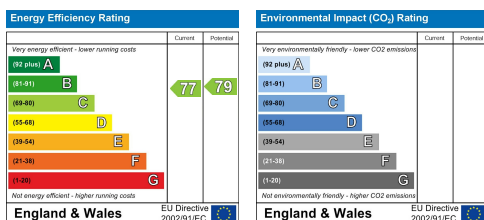


GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.8 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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