



62 Keating Close

Rochester, ME1 1NU

GREENLEAF PROPERTY SERVICES are delighted to introduce this two bedroom apartment to the market, located in highly sought-after Keating Close, on the Esplanade in Rochester ME1. Boasting fantastic river views from the lounge, undercroft parking for two cars and NO CHAIN, properties of this quality and location, and with these outstanding views really are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance hall, lounge/dining room, fitted kitchen, bathroom/WC, and two bedrooms with the master benefitting from an en-suite.

Enviably located on the river Medway with beautiful views, sunsets and walks to enjoy, Churchfields open space is just a short walk away, as is the Dickensian High Street with its range of bars, boutiques, cafes, restaurants, bi-annual Dickens festivals, famous cathedral and Norman castle. Highly regarded schools for all age groups are also nearby including Kings and St Andrews Private Schools, with grammar school options a short drive away. The station with fast trains to London St Pancras is within walking distance, whilst all A2/M2/M20 road links are a short drive away.

Lease 98 years/Service Charge- £1208.76 p.a. Ground Rent £50 p.a./ Council Tax Band D/EPC Grade C

Price Guide £225,000

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- POPULAR ESPLANADE LOCATION WITH DIRECT RIVER VIEWS
- TWO BEDROOMS
- UNDERCROFT PARKING FOR TWO CARS
- COUNCIL TAX BAND D / LEASEHOLD

- NO CHAIN!
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING

- FIRST FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- EPC GRADE C

Entrance Hall

Door to front , built in double cupboard, radiator, carpet and intercom system.

Lounge/Dining Room

16'4" x 11'10" (4.98 x 3.62)

Double glazed window to front , radiator and carpet.

Kitchen

8'2" x 7'10" (2.51 x 2.4)

Double glazed window to side, range of matching wall and base units, sink and drainer unit, built in oven with gas hob and extractor fan over, built in cupboard housing combination boiler. Space for washing machine, fridge freezer and dish washer.

Bedroom

11'10" x 11'6" (3.62 x 3.51)

Double glazed window to rear, built in double wardrobe, carpet and radiator.

Ensuite Shower Room W/C

5'6" x 6'2" (1.7 x 1.9)

Double glazed window to front , matching suite comprising of shower cubicle, close coupled

W/C and wash basin and heated towel rail.

Bedroom

8'8" x 8'2" (2.66 x 2.50)

Double glazed window to rear, carpet and radiator.

Bathroom W/C

7'3" x 5'9" (2.22 x 1.76)

Matching suite comprising of panelled bath, close coupled W/C, wash basin and heated towel rail.

Under Croft Parking

For two cars and storage cupboard.

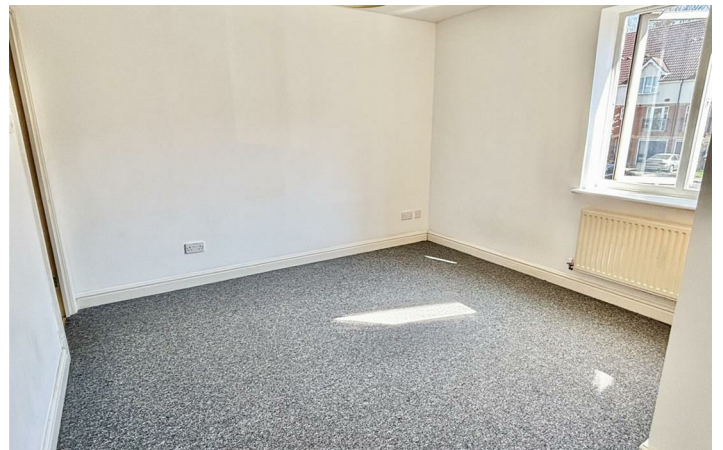
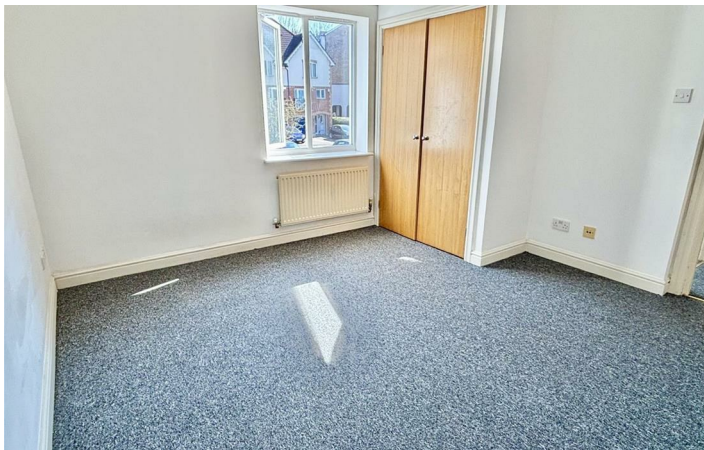
Agents Note

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Agents Note

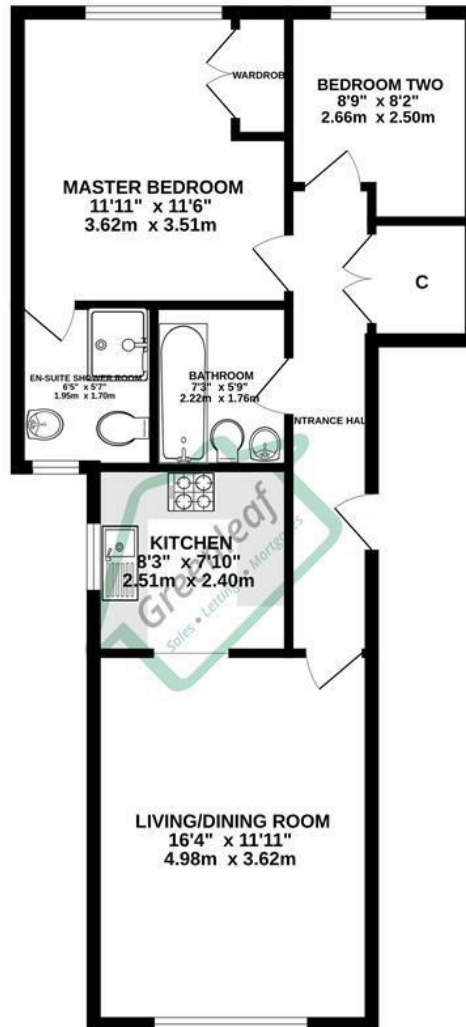
We endeavour to make our sales

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



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	

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	

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.

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