



## Flat 13, Troudau House Chatham Hill

### Chatham, Kent, ME5 7DU

Greenleaf are delighted to offer this top floor one bedroom Flat in Chatham to let. Offering open plan lounge/kitchen with oven and hob, single bedroom and bathroom which includes a bath. Fantastic views over Medway. Electric heating and parking to rear. Situated on local bus route, close to shops and amenities. Available mid May.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on [info@greenleaf-property.co.uk](mailto:info@greenleaf-property.co.uk).

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992  
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

## £850 Per Month

# Flat 13, Troudau House Chatham Hill

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- TOP FLOOR PURPOSE BUILT FLAT
- COUNCIL TAX BAND A
- FANTASTIC LOCATION BETWEEN GILLINGHAM AND CHATHAM
- ONE BEDROOM
- OPENPLAN LOUNGE/KITCHEN
- AVAILABLE MID MAY
- OFF ROAD PARKING
- HOLDING DEPOSIT £196.15
- 5 WEEK DEPOSIT £980.76

## Entrance

## Lounge

12'8" x 8'11" (3.87 x 2.74)

## Kitchen Area

5'1" x 4'11" (1.57 x 1.51)

## Bedroom

8'0" x 7'3" (2.45 x 2.21)

## Bathroom W/C

7'3" x 6'2" (2.21 x 1.9)

## Off Road Parking



## Directions

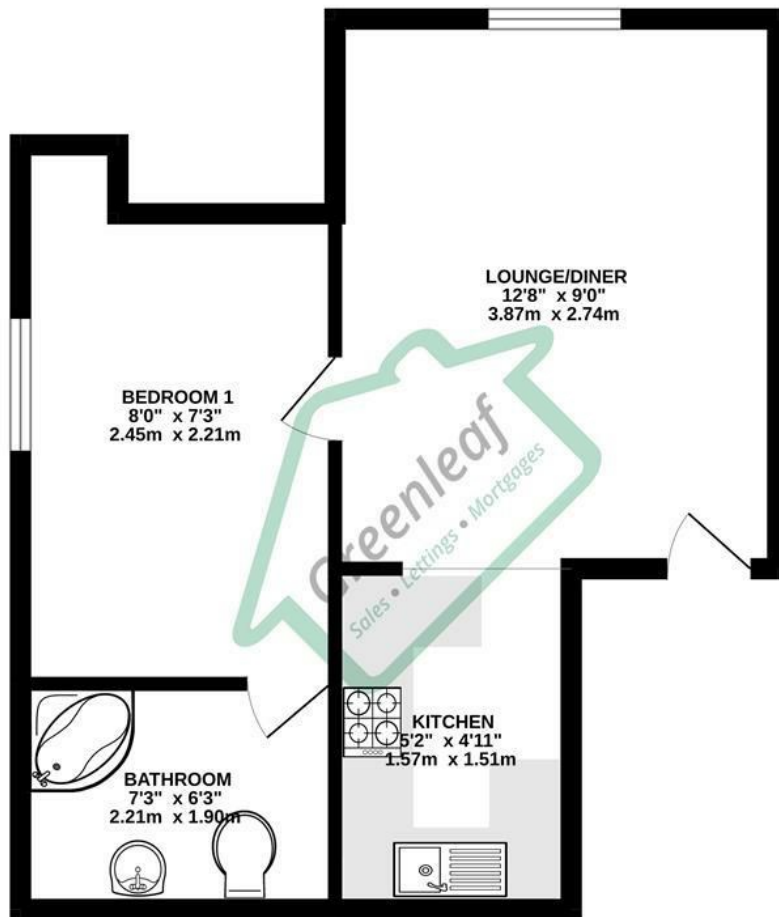
Tel: 01634730672







GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 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) 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		77	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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