



8 Conveyor House Conveyor Drive

Rochester, ME2 1FJ

Greenleaf are delighted offer to for rent this, two bedroom Apartment in St Andrews Park, Halling. Located on the top floor with far reaching views, off road parking, en suite shower room, plenty of storage and spacious accommodation throughout, this extremely well presented property is ready to move into and enjoy. The layout briefly comprises of: Entrance hallway with two storage cupboards, access to the impressive open-plan kitchen/lounge, bathroom, inner hallway leading to the two double bedrooms and en suite shower room.

Outside there is a good size communal lawn area to the front of the building, and to rear the allocated car parking with visitor spaces also. 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 and pubs are a walk away. On your doorstep are beautiful river and countryside walks, whilst St Andrews lakes provide swimming, outdoor walks and other leisure facilities.

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.

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

£1,275 Per Month

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- STUNNING TOP FLOOR APARTMENT
- IMPRESSIVE OPEN-PLAN KITCHEN / LOUNGE
- 1 WEEK HOLDING DEPOSIT £294.23
- ST ANDREWS PARK LOCATION
- WALK TO ST ANDREWS LAKES AND LEISURE DEVELOPMENT
- 5 WEEK DEPOSIT £1471.15
- TWO DOUBLE BEDROOMS / EN SUITE AND FAMILY BATHROOM
- COUNCIL TAX BAND E

Hallway

10'2" x 3'7" to 17'0" x 3'7" (3.1m x 1.1m to 5.2m x 1.1m)

Bright, spacious and light entrance hallway with DG window to side, downlighters, quality wood-effect vinyl flooring throughout this area and into the kitchen/lounge, cupboard for shoes and coats, further cupboard with plumbing for washing machine.

Kitchen/Lounge

17'0" x 14'5" (5.2m x 4.4m)

Impressive and spacious open-plan kitchen/lounge, with two windows to the front aspect with far reaching views, wood-effect flooring continued, neutral decor, downlighters over kitchen area, main light over lounge. The kitchen has a good selection of white gloss wall and base units with

contrasting wood-effect work tops and splashbacks, quality gas hob, double oven, integrated dishwasher and fridge-freezer. Further cupboards for more storage, and quality combi boiler.

Bathroom

6'10" x 5'6" (2.1m x 1.7m)

Spacious bathroom with neutral tile-effect vinyl flooring, modern grey wall tiles and neutral decor, white suite consisting of bath with shower over, WC and basin, downlighters, vertical chrome radiator.

Master Bedroom

16'4", x 9'8" (5.0, x 2.95m)

The inner hallway leads down to the two bedrooms- the good size master bedroom boasts built-in wardrobes, two windows for lots of natural light,

neutral carpet and decor, doorway into en suite.

En Suite

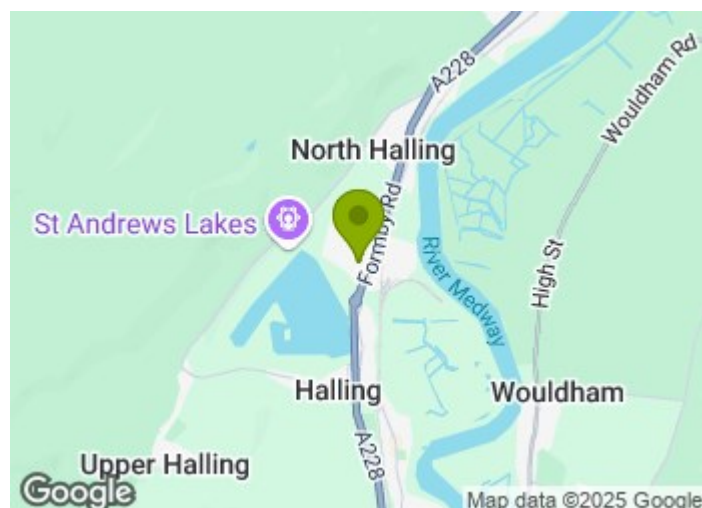
6'6" x 5'6" (2.0m x 1.7m)

Attractive and spacious en suite with neutral tile-effect flooring, grey wall tiles, shower, WC, basin, and downlighters.

Bedroom Two

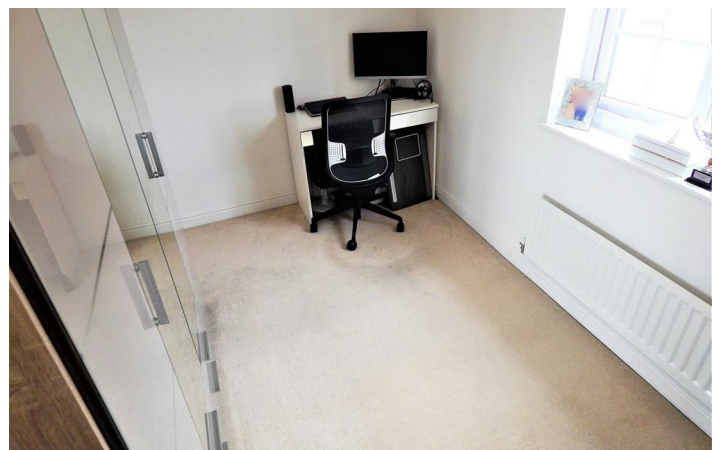
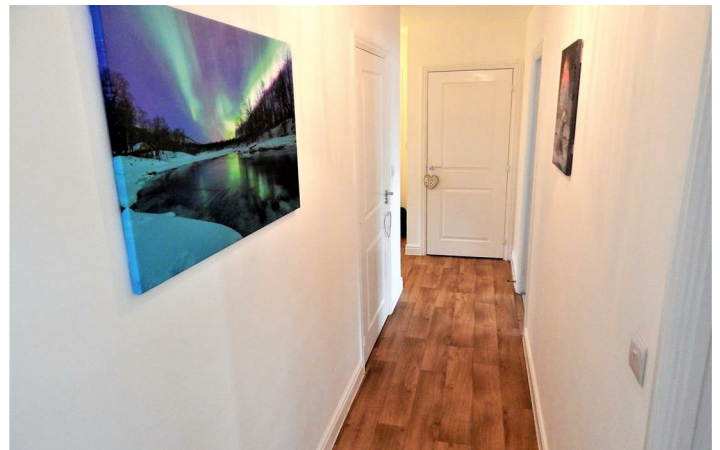
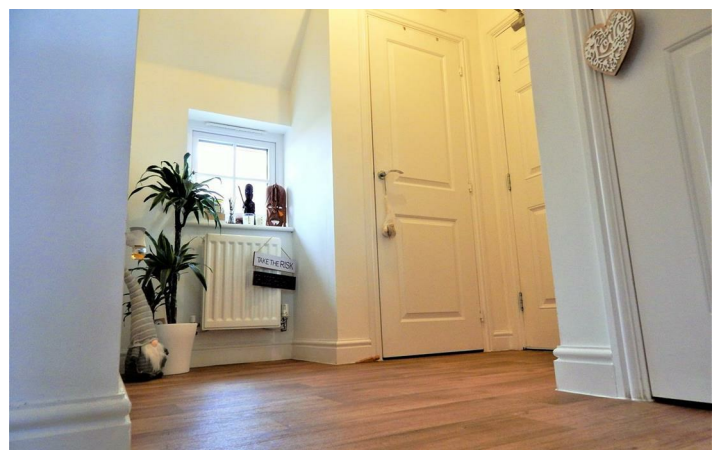
12'9" x 8'2" (3.9m x 2.5m)

Double bedroom currently used as office/dressing room, with window overlooking the green to the front of the building, potential for wardrobes to stay, neutral carpet and decor.



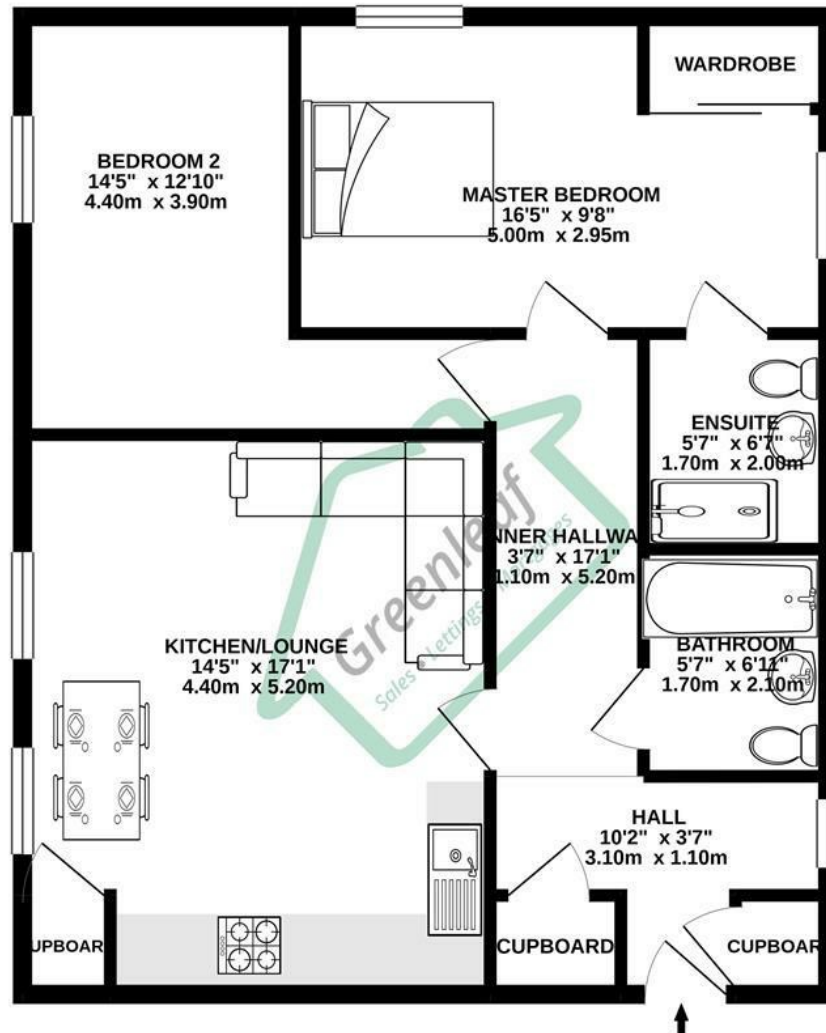
Directions

Tel: 01634730672





GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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		82	82
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.

160 High Street, Rochester, Kent, ME1 1ER

Tel: 01634730672 Email: info@greenleaf-property.co.uk

www.greenleaf-property.co.uk