



## Flat D, 2-6 Victoria Street

Rochester, Kent, ME1 1XH

Greenleaf are pleased to offer for rent this one bedroom Flat, a stones throw to Rochester High Street and a short walk to the Railway Station. Located on the second floor, and one of just four apartments in the building, this property offers entrance hall, open plan kitchen/lounge, kitchen with integrated fridge freezer and washing machine, double bedroom and shower room. Also benefits from gas fired central heating. Please note that there is no allocated parking with this property. Available Mid Feb.

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

**£900 Per Month**

# Flat D, 2-6 Victoria Street

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- ONE BEDROOM SECOND FLOOR APARTMENT
- A FEW STEPS TO HISTORIC ROCHESTER HIGH STREET, SHOPS, BOUTIQUES, BARS AND RESTAURANTS
- SHORT WALK TO TRAIN STATION WITH FAST TRAINS TO LONDON
- ALL LOCAL AMENITIES ON YOUR DOORSTEP
- COUNCIL TAX BAND A
- 1 WEEK HOLDING DEPOSIT £207.69 (RENTX12/52X52)
- 5 WEEK DEPOSIT £1038.46 (RENTX12/52X5)
- AVAILABLE MID FEBRUARY 2026

## Hallway

With wood-effect gloss laminate flooring and neutral modern decor, access to lounge/kitchen, shower room, separate WC, and bedroom. new Oak doors throughout.

neutral kitchen wall and base units to one side with wood-effect laminate work-tops, partial grey wall tiles, integrated fridge-freezer and washing machine.

main road underneath covered entrance, newly carpeted stairs lead up to this first floor apartment.

## Bedroom

Double bedroom with window to rear of building, wood-effect gloss laminate flooring continued, neutral decor.

## WC

WC with partial grey wall tiles, radiator, and white WC.

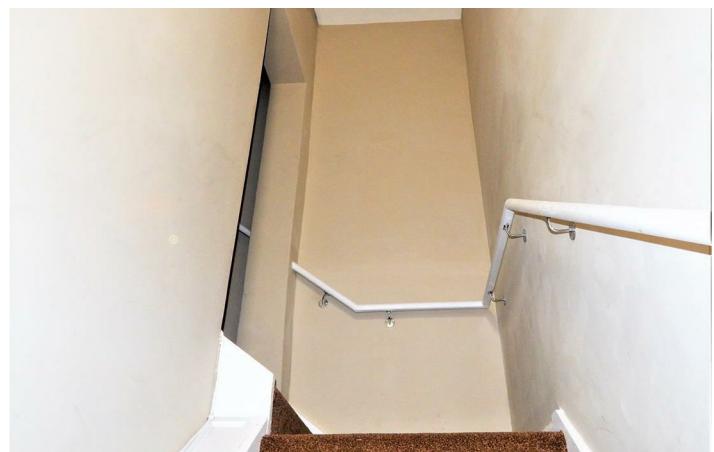
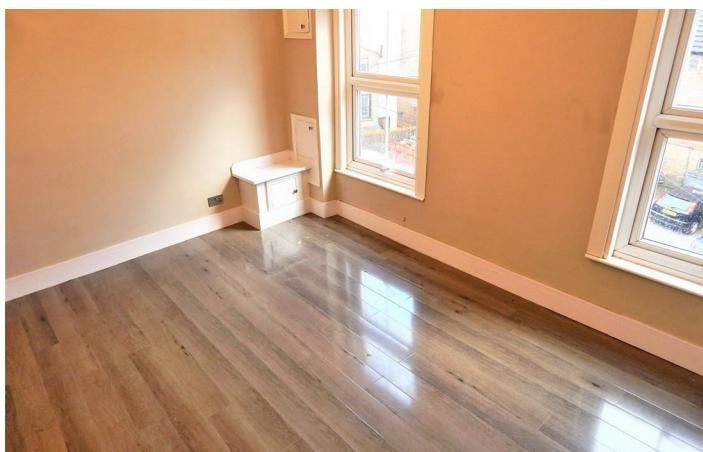
## Communal Hallway/Stairs

Entry-phone system to secure communal door set back from



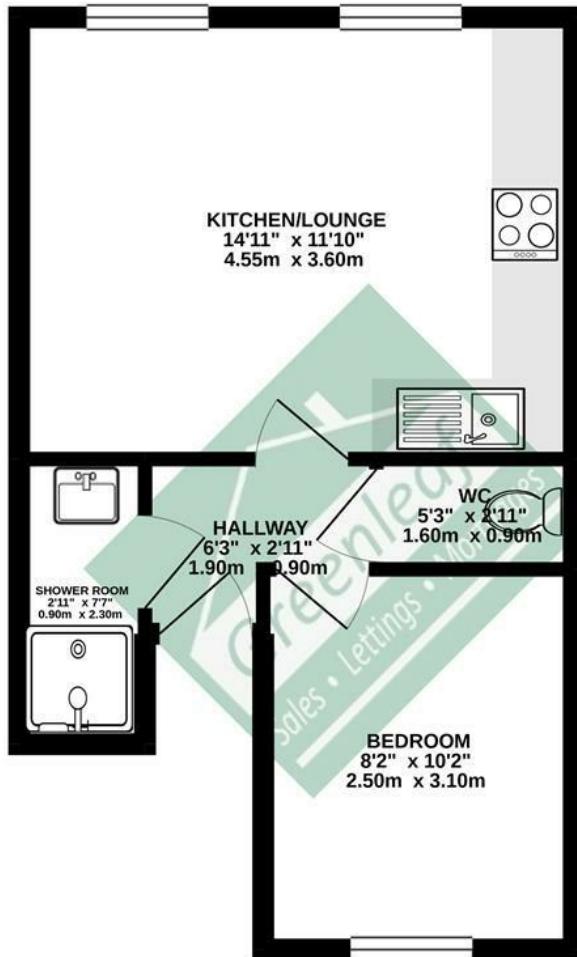
## Directions

Tel: 01634730672





GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 330 sq.ft. (30.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 not be relied on 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	75
(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 <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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.