



25 Lyon Court High Street

Rochester, ME1 1HX

GREENLEAF are delighted to introduce this impressive two bedroom, rarely available ground floor purpose-built apartment in sought after Rochester High Street, ME1, with NO ongoing chain. Originally the "show flat", and purchased new approx 12 years ago, this spacious property has only been partly lived in during that time, and remains in fantastic condition throughout. Located in a quiet and secure gated development with an allocated off road parking space directly behind the apartment, this delightful property is vacant and available for immediate occupation. The layout briefly consists of; Communal hallway with entryphone system leading to front door into spacious hallway, giving access to two double bedrooms, open-plan kitchen/lounge, bathroom, and storage cupboard. The property has recently been redecorated and cleaned throughout, and further benefits from Gas Central Heating, quality lighting fixtures, curtains and blinds. Whilst enjoying a peaceful and quiet gated community, you are conveniently located a short walk to the historic High Street and its range of restaurants, bars, boutiques, cathedral, Norman castle, River Medway, and train station with high speed service to London. Quality local schools and all A2/M2/20 road links are close by, with Blue Water Shopping Centre a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability given. All measurements have been taken as a guide to prospective buyers only, and are not precise. 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.

Price Guide £195,000

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- TWO BEDROOM PURPOSE BUILT APARTMENT
- NO CHAIN AND READY FOR IMMEDIATE OCCUPATION
- IMPRESSIVE MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE TO QUALITY SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- SECURE GATED OFF ROAD PARKING SPACE
- SPACIOUS ROOMS, QUALITY LIGHT FITTINGS, CURTAINS AND BLINDS
- WALK TO STATION AND 35 MINUTE FAST TRAINS TO LONDON
- GROUND FLOOR
- JULIETTE BALCONY TO BEDROOM ONE
- WALK TO HISTORIC HIGH STREET, BOUTIQUES, BARS, RESTAURANTS, CASTLE, CATHEDRAL AND RIVER MEDWAY

Communal Hallway

Once through the secure gated entrance, the front door to side of building gives access to spacious, light and newly refurbished communal hallway including new carpets, access to ground floor apartment from here.

Hallway

8'6" x 8'2" (2.6m x 2.5m)

Spacious hallway giving access to two double bedrooms, open plan lounge/kitchen, bathroom, and storage cupboard. Neutral carpet and decor, lovely welcoming entrance.

Kitchen Area

8'10" x 8'0" (2.7m x 2.45m)

Impressive modern kitchen, open plan to lounge area, with good range of quality white gloss wall and floor cupboards on a grey carcass, with black "marble-effect" work tops, grey Karndean floor tiles. With new Electrolux fridge-freezer, recently new gas hob, immaculate electric oven, and integrated washing machine and fridge-freezer.. With down-lighters, chrome fixtures and fittings, space for table and chairs, and window to side.

Lounge Area

17'0" x 13'11" (5.2m x 4.25m)

Spacious lounge, open plan from kitchen, with neutral carpet and decor, good size window to rear of building overlooking your allocated parking space, attractive ceiling lights and fitted blinds to stay.

Bedroom One

17'4" x 10'5" (5.3m x 3.2m)

Spacious double bedroom with double doors opening onto lovely Juliette balcony, curtains and attractive ceiling light to stay, TV and telephone point, chrome fittings.

Bedroom Two

13'5" x 8'2" (4.1m x 2.5m)

Spacious double bedroom two, with two windows to side of building, down-lighters, chrome fixtures and fittings, attractive curtains and blinds to stay, chrome fittings, TV and telephone point.

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

Good size bathroom with attractive cream-colour wall tiles, contrasting Karndean floor tiles, with white suite consisting of bath with shower over and attractive surrounding wall lights, basin and WC.

Front of Property

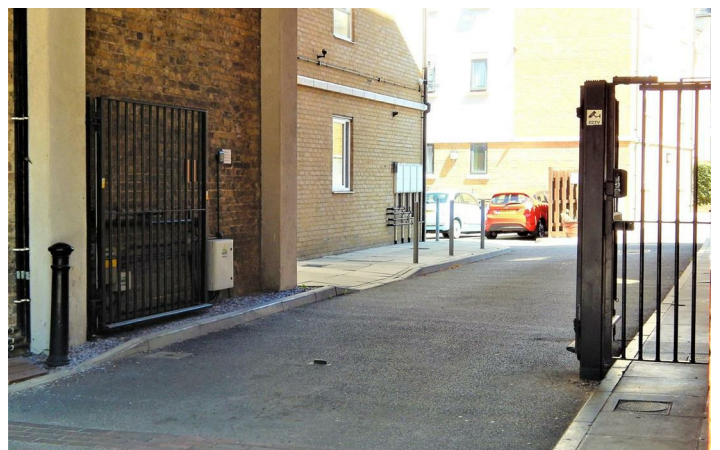
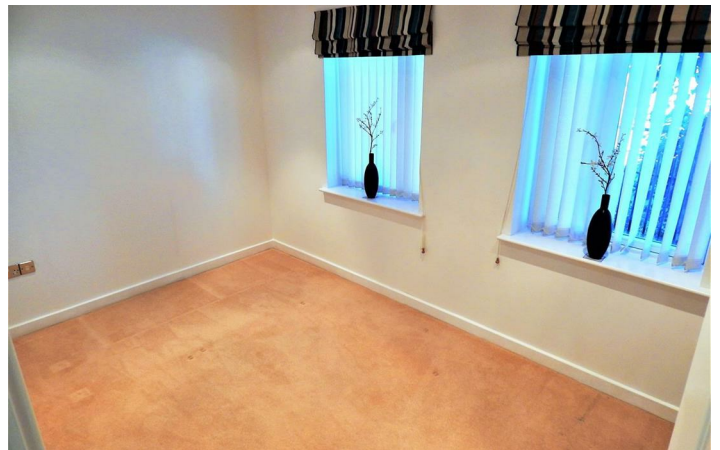
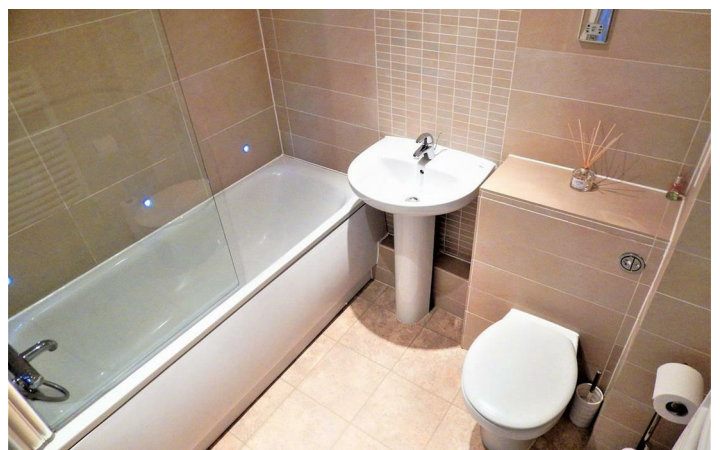
Attractive looking purpose built apartments with secure gated entrance to car park.

Rear of Property

This beautiful apartment is located to the rear of the building, on the ground floor and to one corner of the building, overlooking the allocated parking space.

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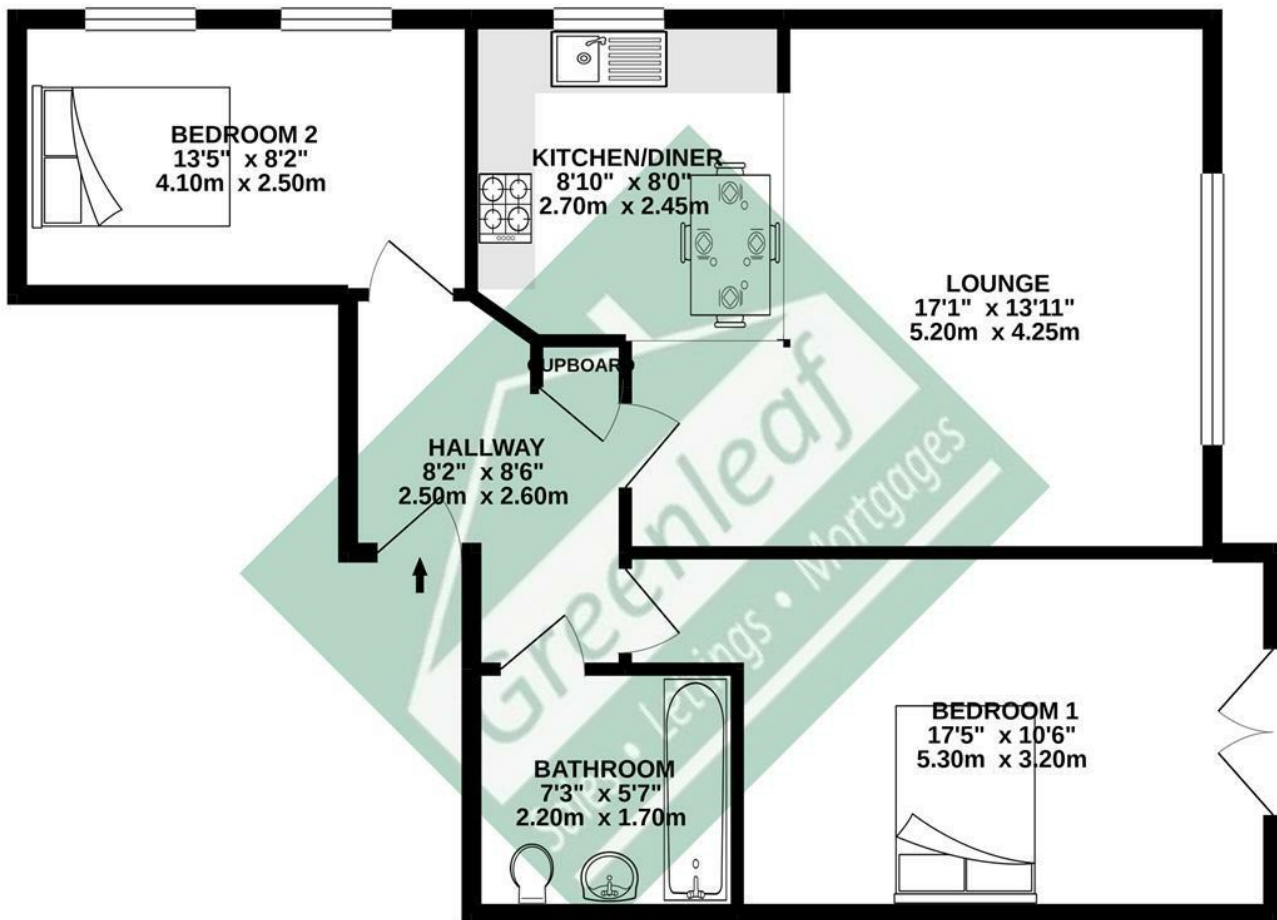
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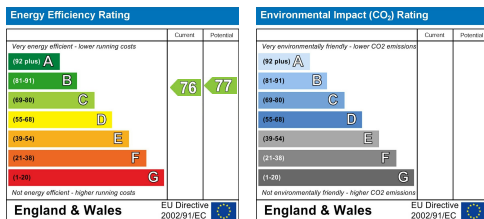
GROUND FLOOR

743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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