



Price
£600,000

Freehold

4x  2x  2x 

**Common Creek Wharf,
Rochester, Kent, ME1**

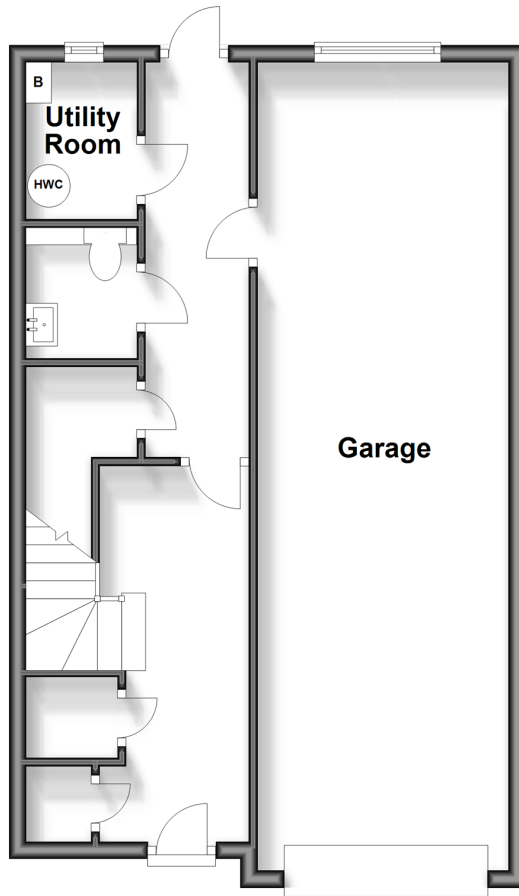
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

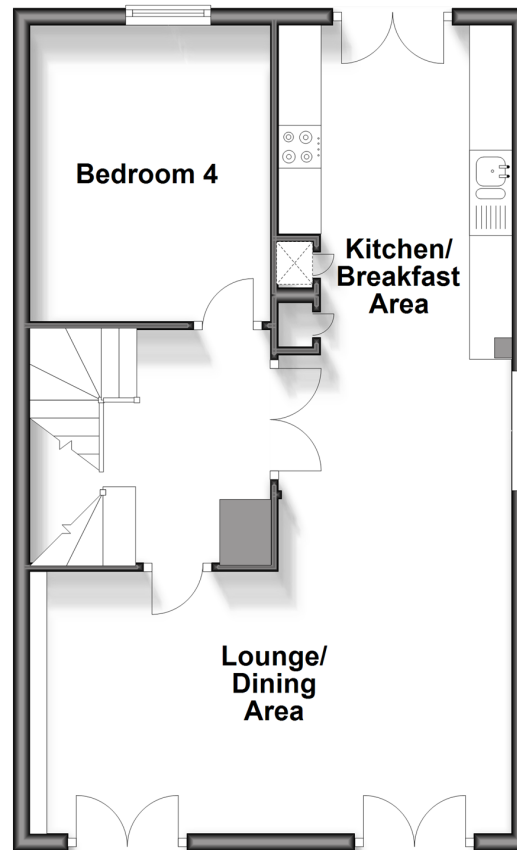
Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



Second Floor

Approx. 53.7 sq. metres (578.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Utility Room
Cloakroom

FIRST FLOOR

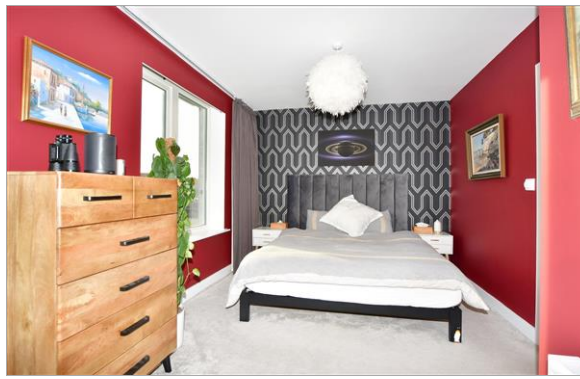
Landing
Kitchen/Breakfast Area: 11'11 x 10'7 (3.63m x 3.23m)
Lounge/Dining Area: 19'2 at widest point x 10'7 at narrowest point (5.85m x 3.23m)
Bedroom 4: 11'9 x 8'1 (3.58m x 2.47m)

SECOND FLOOR

Landing
Bedroom 1: 17'3 x 10'2 (5.26m x 3.10m)
En-suite Shower Room
Bedroom 2: 11'9 x 10'8 (3.58m x 3.25m)
Bedroom 3: 11'8 x 8'3 (3.56m x 2.52m)
Bathroom: 7'0 x 6'10 (2.14m x 2.08m)

OUTSIDE

Integral Garage
Off-road Parking
Rear Garden



Main features

- Located on a modern waterside development
- River views and riverside walks
- Less than 5 years old with remainder NHBC guarantee
- Minutes away from high speed station and High Street
- No forward chain



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.4 miles

Secondary Schools: Fort Pitt Grammar School 0.7 miles



Transport Information

Train Stations: Rochester 0.2 miles, Strood 0.9 miles, Chatham 1.2 miles



Address

Common Creek Wharf, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Rochester Branch 01634 830925 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: **B(34)** POTENTIAL: **A(93)**

11529646/20240213/DG/AB