

# Bluebell

ESTATES



Old Cottages, Backfields, Rochester, ME1 1UH  
£1,500 PCM

## About this property.....

A unique opportunity to rent this period property in the sought after heritage area of Rochester, minutes away from the historic Rochester High Street, Castle, Cathedral and in close proximity of the popular Kings Rochester School.

This lovely two bedroom character cottage is tucked away down a private lane giving a quiet, countryside feel yet has the convenience of the nearby town centre and all that it has to offer. The property is offered furnished however any furniture items can be removed if required. The property boasts a bespoke kitchen, a cosy living room with a log burner, and a dining area that leads to the rear garden. Upstairs there are 2 bedrooms and a bathroom.

The property also benefits from an outhouse with a utility area and bin store and the rear garden boasts views of the river in the distance.

Parking in this area is rarely available in this heritage area of Rochester so having parking for 2-3 cars at the front of the property is a real asset (please be aware the garage is not included)

Unfortunately, the landlord will not accept smoking at the property, however well behaved pets will be considered.

Call us now to avoid missing out.

## Situation.....

The historic town of Rochester boasts a castle and cathedral along with a wide selection of shops, restaurants, cafes and bars. Surrounded by beautiful countryside and built upon the river Medway there are plenty of countryside walks to enjoy. Conveniently located for easy access to the M2 as well as a high speed train service into London in as little as 36 minutes.

Nearby Chatham also boasts the 80-acre Historic dockyard - one of Britain's leading maritime heritage destinations with a cold war submarine, WW2 destroyer and Victorian Sloop to step aboard.









## Useful Information.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £45,000 pa

TENANTS WITH PETS = WELL BEHAVED PETS CONSIDERED

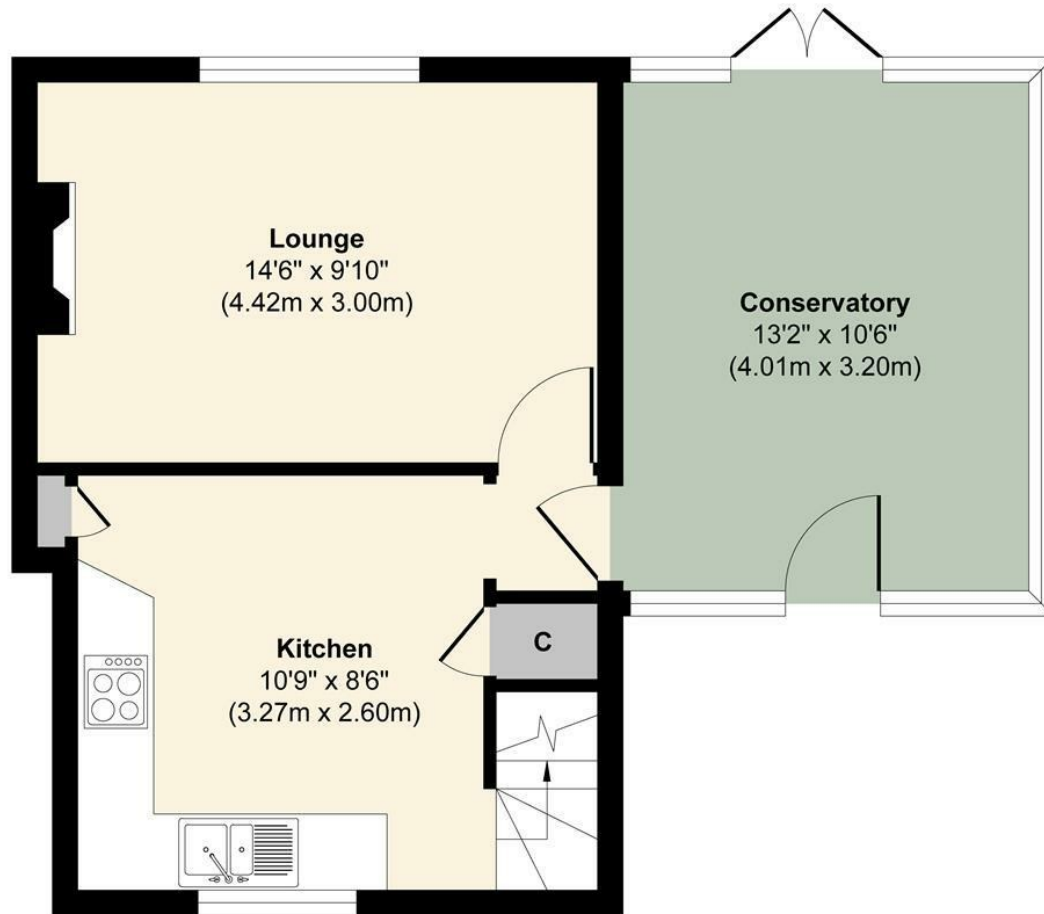
TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

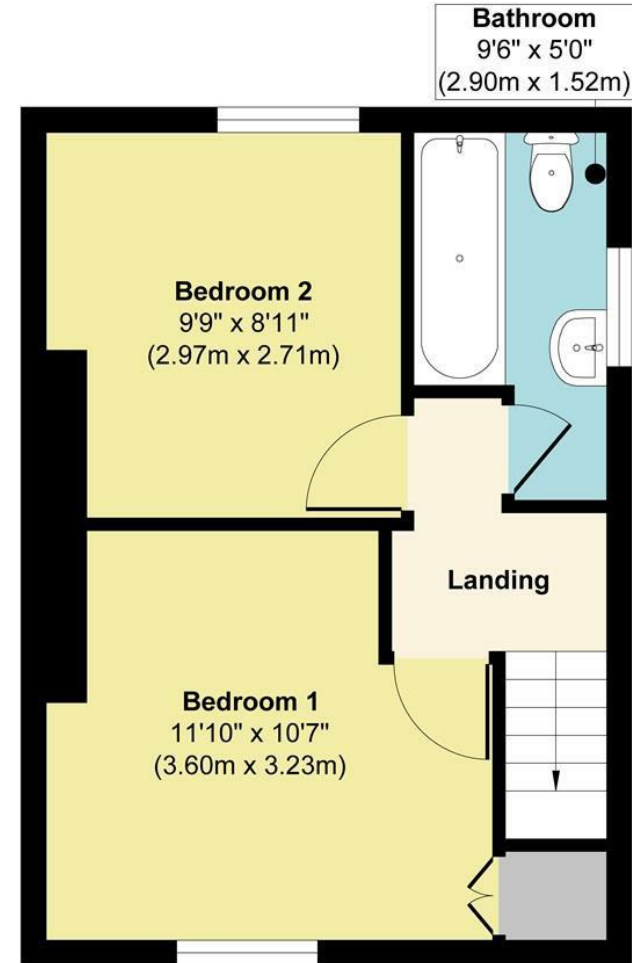
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

# Old Cottages, Backfields, Rochester, ME1 1UH

## 1 Old Cottages



**Ground Floor**  
**Approximate Floor Area**  
**293 sq. ft**  
**(27.29 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**278 sq. ft**  
**(25.84 sq. m)**

**Approx. Gross Internal Floor Area 571 sq. ft / 53.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



