



# 1 Corys Road

, Rochester, ME1 1GS

**Guide Price £229,900**



**VERY LOW SERVICE CHARGE AND NO GROUND RENT TO PAY!!**  
GUIDE PRICE £229,900 - £240,000

MMS Sales are delighted to offer to the market this super modern apartment in the sought after Historic town of Rochester. The apartment is located directly across from Rochester train station, so if you commute to London this is the ideal location. Upon entering via the communal entrance with door entry system you have the choice to take the lift or staircase to your designated floor. Internally the hallway offers access to all rooms and has a large built in storage cupboard. The master bedroom is of a good size with larger than average windows for extra light. The bathroom is mostly tiled and finished with a modern suite. The lounge dining and kitchen area is all open plan and offers access via sliding patio doors to a superb balcony. Added benefits include gas central heating, double glazed windows and a parking space for one car. You can also purchase up to 20 visitor permits per month The property has over 900 years on the lease and is a stones throw away from Rochester Historic town with a castle and cathedral.

Call now to book your appointment to view!! Council tax band C EPC rated B service charge is just £96.48 per month for year 24/25



- communal entrance
- internal entrance hall
- bathroom
- bedroom
- kitchen/lounge/diner
- balcony
- parking

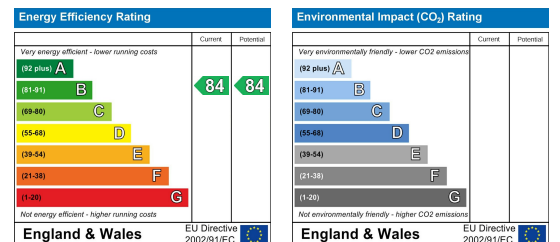
## Area Map



## Floor Plans



## Energy Efficiency Graph



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