



## 12 Scotney House Cypress Court, Frindsbury, Rochester, ME2 4PY

Welcome to Cypress Court in the charming area of Frindsbury! This delightful 3-bedroom flat, situated in a purpose-built block, is a gem waiting to be discovered.

Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests with a balcony. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

With a bathroom to cater to your needs, this flat is not only convenient but also offers a no-chain situation, making the buying process smoother and quicker.

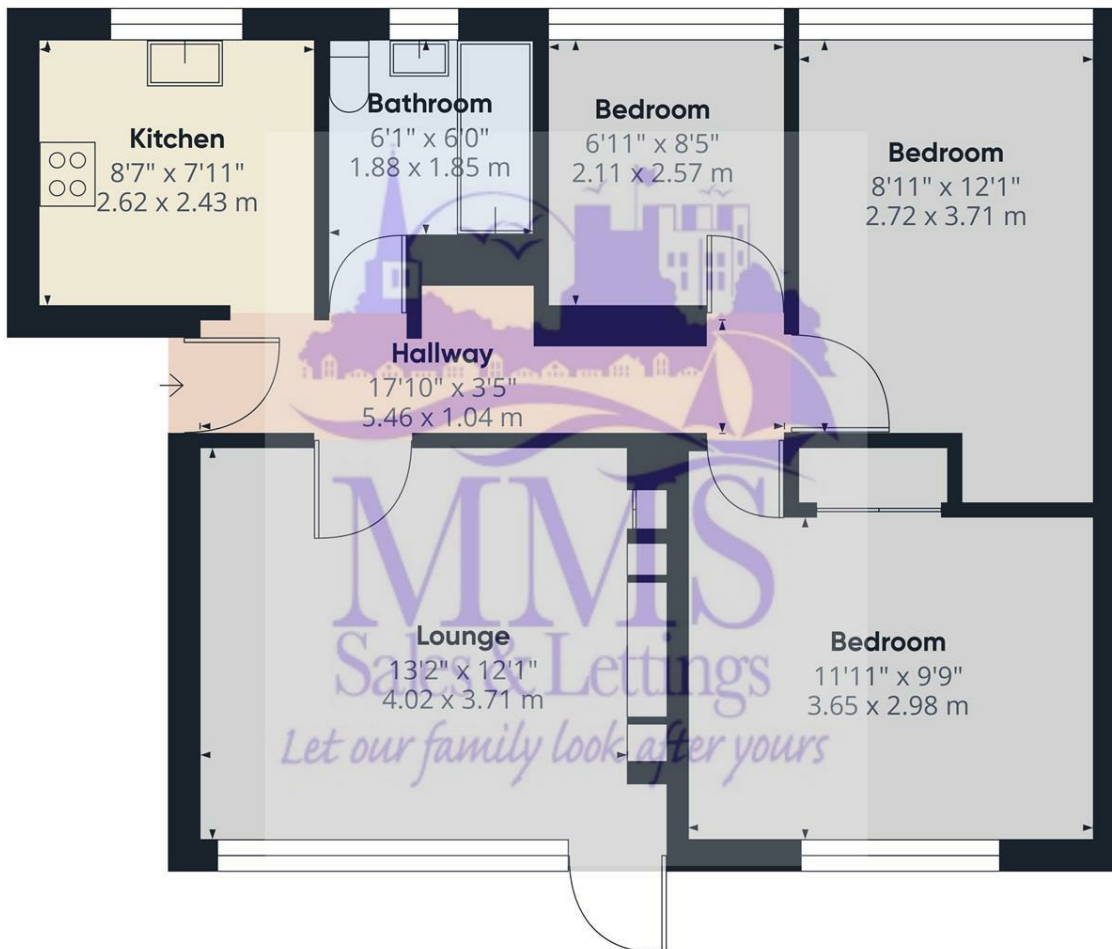
The location of this property is truly unbeatable. Nestled in a popular area, it is an ideal first home for those looking to settle in a vibrant community. The convenience of being within walking distance to the train station makes commuting a breeze, perfect for city workers or adventurers looking to explore beyond Frindsbury.

Families will appreciate the proximity to a good local primary school, ensuring that education is just a stone's throw away.

Don't miss out on this fantastic opportunity to own a piece of Frindsbury in this charming 3-bedroom flat. Book a viewing today and envision the endless possibilities this property holds for you! Lease extension to 99 years included in asking price. EPC D and council band B. Annual service charge £185, Annual ground rent £150. Block insurance £478

- THREE GOOD SIZED BEDROOMS
- LOUNGE WITH BALCONY
- MODERN FITTED BATHROOM
- FITTED KITCHEN
- EPC RATED D
- LEASE EXTENSION TO 99 YEARS INCLUDED IN ASKING PRICE
- NO FORWARD CHAIN
- CLOSE TO AMENITIES
- VIEWING ADVISED

**£175,000**



**Approximate total area<sup>(1)</sup>**  
645.83 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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