



## SHARED OWNERSHIP flat 11, 3 Corys Road, Rochester, ME1 1GT

SHARED OWNERSHIP 100% SHARE AVAILABLE AT £300,000 SHARED PERCENTAGE IS 60%. Annual SERVICE CHARGE AMOUNT £2344 VALUE OF SHARED OWNERSHIP IS £180,000

Welcome to this stunning two-bedroom flat located on Corys Road in the charming town of Rochester. This nearly new property, built in 2020, offers a contemporary living experience with a modern design that is sure to impress. Spanning an impressive 678 square feet, this third-floor apartment boasts a bright and airy reception room that seamlessly connects to a stylish kitchen area, creating an inviting space perfect for both relaxation and entertaining. The flat features two spacious double bedrooms, providing ample room for comfort and privacy. The large modern bathroom is designed with contemporary fixtures, ensuring a pleasant experience for all residents. One of the standout features of this property is the generous balcony, which extends the living space outdoors, ideal for enjoying a morning coffee or unwinding in the evening. Conveniently located just behind Rochester Station, this apartment offers excellent transport links, making it an ideal choice for commuters. The property is EPC rated A, reflecting its energy efficiency, and falls under council tax band C, making it a practical option for those looking to manage their living expenses.

### Financial Information:

Property Value = £300,000, Percentage Share = 60% Share Price = £180,000. Monthly Rent = £314.24 Monthly Ground Rent = £20.83 Monthly Service Charge = £195.34

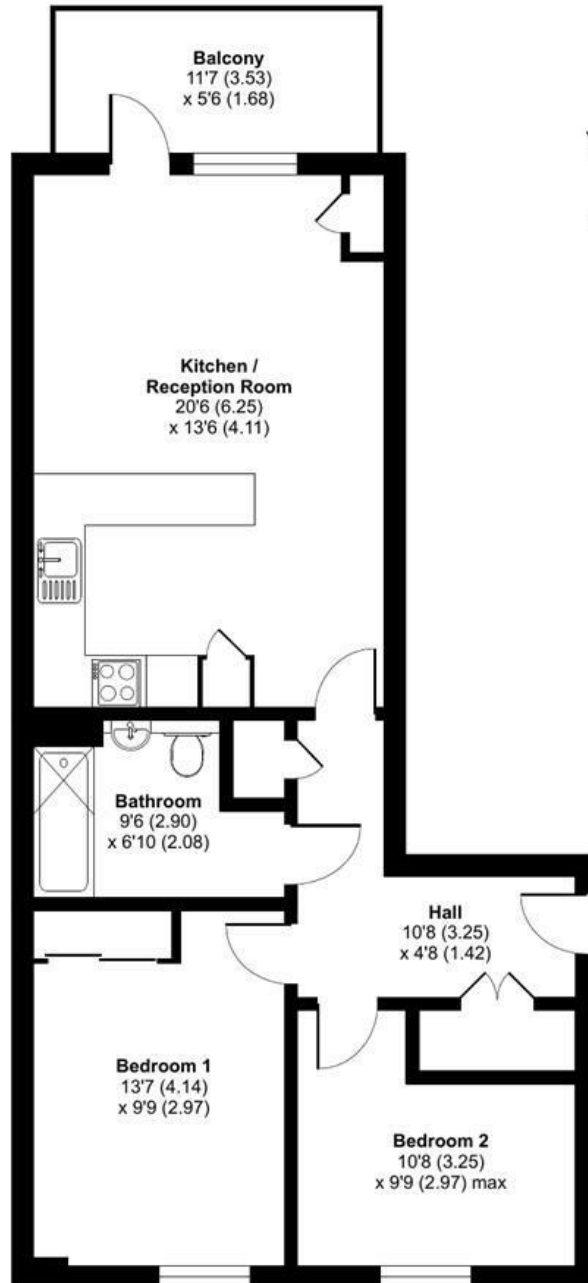
- SHARED OWNERSHIP OPTION AVAILABLE 60%
- COUNCIL TAX BAND C
- EPC RATED B
- PARKING PERMITS AVAILABLE
- CLOSE TO AMENITIES
- 2 DOUBLE BEDROOMS
- ANNUAL SERVICE CHARGE £2344
- OPEN PLAN LIVING KITCHEN DINING
- 994 YEARS REMAINING ON LEASE

**£180,000**

# Corys Road, ME1

Approximate Area = 677 sq ft / 62.9 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hyde Housing Association. REF: 1252606

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC