



## Flat 18, 1 Corys Road

Rochester ME1 1GS

**Offers Over £310,000**



2



2



1



B

Welcome to this fantastic modern flat located on Corys Road in the charming town of Rochester. Built in 2019, this purpose-built apartment offers a contemporary living experience with a generous 850 square feet of space. As you enter, you will find a secure door entry system that ensures your peace of mind. The flat features a spacious reception room that seamlessly connects to an open-plan kitchen, living, and dining area. This design creates a bright and airy atmosphere, perfect for both relaxation and entertaining. The living area opens onto one of the larger balconies, providing ample seating space to enjoy the outdoors. The apartment boasts two well-proportioned double bedrooms, including a master suite with an en-suite shower room for added convenience. A main bathroom serves the second bedroom and guests, ensuring comfort for all. Additionally, the hallway features a large utility cupboard that houses the water tank and plumbing for a washing machine, offering practical storage solutions. Situated in a prime location, this property provides easy access to Rochester Station and the vibrant high street, making it ideal for commuters and those who enjoy local amenities. There is also the convenience of allocated parking for one car. With a council tax band of C and an EPC rating of B, this flat is not only stylish but also energy-efficient. There are 243 years remaining on the lease, the service charge is a reasonable £162 per month, and there is no ground rent to worry about. This modern apartment is perfect for anyone seeking a comfortable and convenient lifestyle in Rochester. Don't miss the opportunity to make this lovely flat your new home.

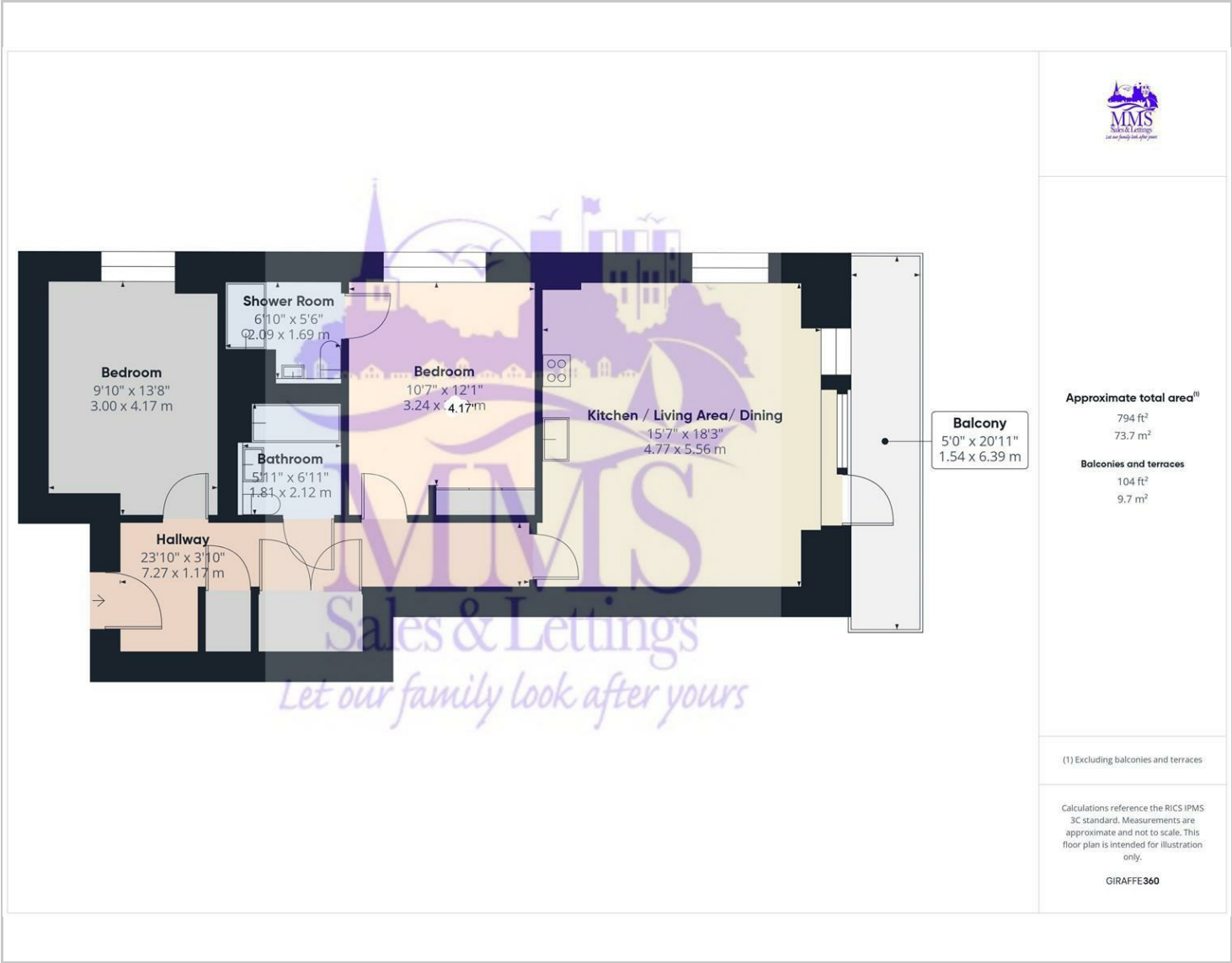




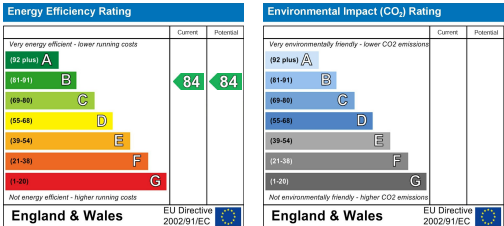
Area Map



Floor Plans



Energy Efficiency Graph



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