



FOUNDATION

01227 752617

gatehouse@foundationproperty.co.uk

foundationproperty.co.uk



4 Bingley Road, Rochester, ME1 1BZ

2 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS



Leasehold



## 4 Bingley Road, Rochester ME1 1BZ

- Victorian Apartment With Own Entrance
- Two Generously Proportioned Bedrooms
- Flourishing In Period Features
- Two Interconnecting Reception Rooms
- Intricate Sash Windows & Open Fireplaces
- High Ceilings With Original Cornicing
- A Short Walk To Rochester High Street
- Close To Train Station With Fast Links To London

### SITUATION:

Rochester is a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint little cafes, independent retailers, and antique shops.

Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high speed links into London in less than 40 minutes.

Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The popular Hempstead Valley shopping

centre offers an array of high street shops including a Marks and Spencer's and several eateries.

The Medway towns have a good selection of primary, secondary and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast, getting you into Whitstable in less than 30 minutes.

For exploring the coast Whitstable can be reached in just over 30 minutes via a direct train. There is a bustling high street with an array of seafood restaurants, boutiques, and bars alongside a colourful harbour. The coastline is breath takingly beautiful and offers an array of water sports and come evening some impressive sunsets.





#### DESCRIPTION:

A spacious Victorian two-bedroom apartment set across two floors and offering over 1100 sq.ft of characterful accommodation which is flourishing with period features such as high ceilings, sash windows and original cornicing.

This beautiful apartment has its own entrance and is perfectly situated within the historic Cathedral City of Rochester, and just a short walk to the train station which offers high speed links to London in less than 40 minutes.

The solid wood Victorian front door opens into a ground level entrance hall which is perfect for keeping a bicycle, shoes, and coats. An attractive balustrade dresses the stairs which rise to the first floor and wrap around the landing which is flooded with natural light from the west facing window.

The landing opens into two elegant reception rooms which are divided by double doors and can be opened up, creating a large open space for entertaining. Intricate architrave, ceiling cornicing and a feature fireplace complement the original wooded sash windows.

To the right of the hallway, one will find a well-appointed bathroom and a kitchen which has an array of floor and wall units and integrate main appliances, both have been set upon stylish chequered tiles. There is potential here to modernise and make additional enhancements.

On the second floor the large galleried landing with window seat leads to two generously proportioned bedrooms, the first room has fitted slatted storage cupboards whilst the main bedroom has a chimney breast with a boarded fireplace.

The character continues throughout with features such as Victorian skirting boards, high ceilings and panelled doors.

The current owners have made some energy saving improvements which include secondary glazing and extensive work to the roof and a gas central heating system.

#### AGENTS NOTE:

We understand from the vendor that there is 125 years remaining on the lease from 2006. There are no service charges but a ground rent of approx. £100 a year in addition to the building insurance which is organised by the management company and is approx. £90 a year.



TOTAL FLOOR AREA: 1112 sq. ft (103 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All main services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD  
01227 752617 | [gatehouse@foundationproperty.co.uk](mailto:gatehouse@foundationproperty.co.uk) | [foundationproperty.co.uk](http://foundationproperty.co.uk)

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