

**Headland House, Blue Boar Lane**

**£1,800 PCM**



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Apartment

3 Bedrooms, 2 Bathroom

£1,800 PCM

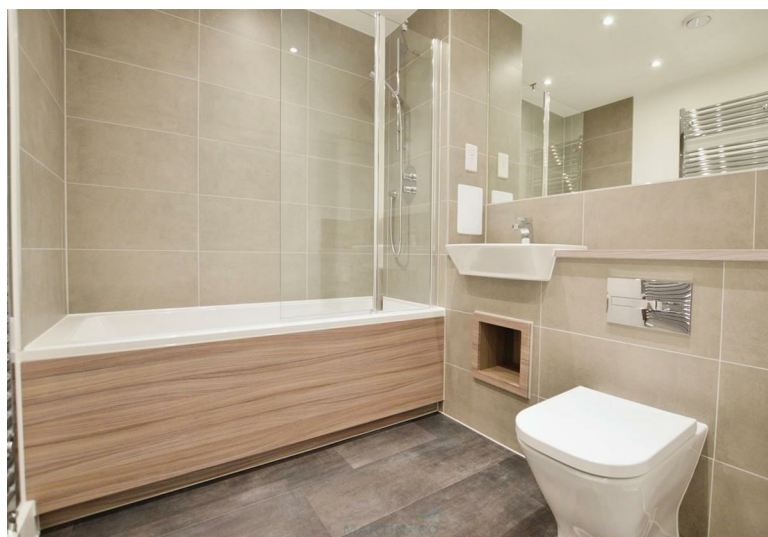
- SOUGHT-AFTER LOCATION
- THREE DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE & ACCESS TO TERRACE
- OPEN PLAN RECEPTION AND KITCHEN
- PANORAMIC VIEWS OF RIVER MEDWAY
- ONE ALLOCATED PARKING SPACE
- FTTTP INTERNET CONNECTION TYPE
- MODERN KITCHEN APPLIANCES
- NO DEPOSIT OPTION AVAILABLE
- AVAILABLE FROM APRIL 2025

This remarkable flat available for rent is located in a highly sought-after area and features a spacious open-plan layout with three double bedrooms, two modern bathrooms, a well-appointed kitchen, a bright reception room with terrace access and River Medway views, plus amenities like allocated parking, potential for ultrafast broadband (to be set up by tenant), and proximity to public transport, local amenities, and schools.

NO DEPOSIT SCHEME AVAILABLE

AVAILABLE FROM APRIL 2025

If you would like to arrange a viewing for this property, please submit an online enquiry to us via this website using the 'email agent' or 'request details' button.





I am delighted to present this remarkable flat, available to let, situated in a highly sought-after location. The property is in good condition, boasting a cleverly designed open-plan layout that brings together the reception room and kitchen, creating an inviting and spacious environment.

The flat comprises of three double bedrooms, two modern bathrooms and one reception room. The substantial master bedroom is complete with built-in wardrobes and an en-suite bathroom, offering direct access to a large terrace. The additional two double bedrooms provide ample space and comfort. The bathrooms are fitted with heated towel rails; one offering a luxurious, large bathtub and the other a modern shower cubicle.

The open-plan kitchen is well-appointed with a comprehensive range of modern appliances including a

single oven, an Electrolux induction hob, an integrated dishwasher, a built-in fridge/freezer and a washer/dryer.

The reception room is a bright, welcoming space with access to the terrace and offers panoramic views of the River Medway, adding a unique charm to the property.

In addition to these attributes, the flat boasts an allocated parking space, and is fitted with fibre optic cabling, and a FTTP (Fibre to the premises) connection, supporting ultrafast broadband with a potential max download of 1800Mb and max upload of 1000Mb. The property is also equipped with a communal aerial and satellite dish, with television points provided and is prewired to receive satellite television such as Sky.

Located within close proximity to public transport links, local





amenities and schools, this flat is ideally situated. The property also benefits from an impressive EPC rating of 'B' and falls under council tax band 'D'.

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Please note, once your application is accepted by the Landlord, a holding deposit equivalent to one week's rent is due to commence referencing.

Reception Room/Kitchen  
24'1" x 11'7"

Bedroom 1  
14'10" x 10'7"

En-Suite  
6'9" x 5'2"

Bedroom 2  
12'5" x 10'9"

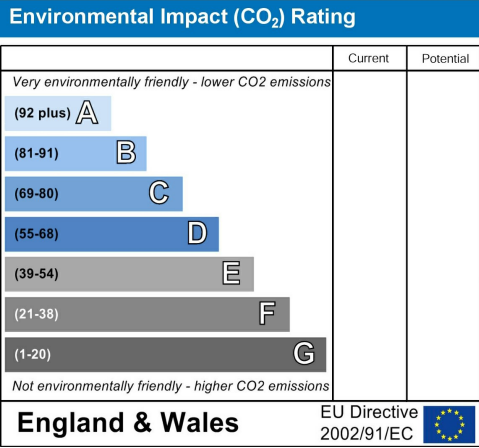
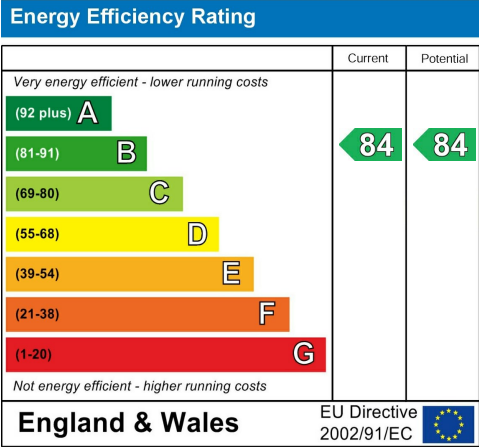
Bedroom 3  
9'11" x 8'4"

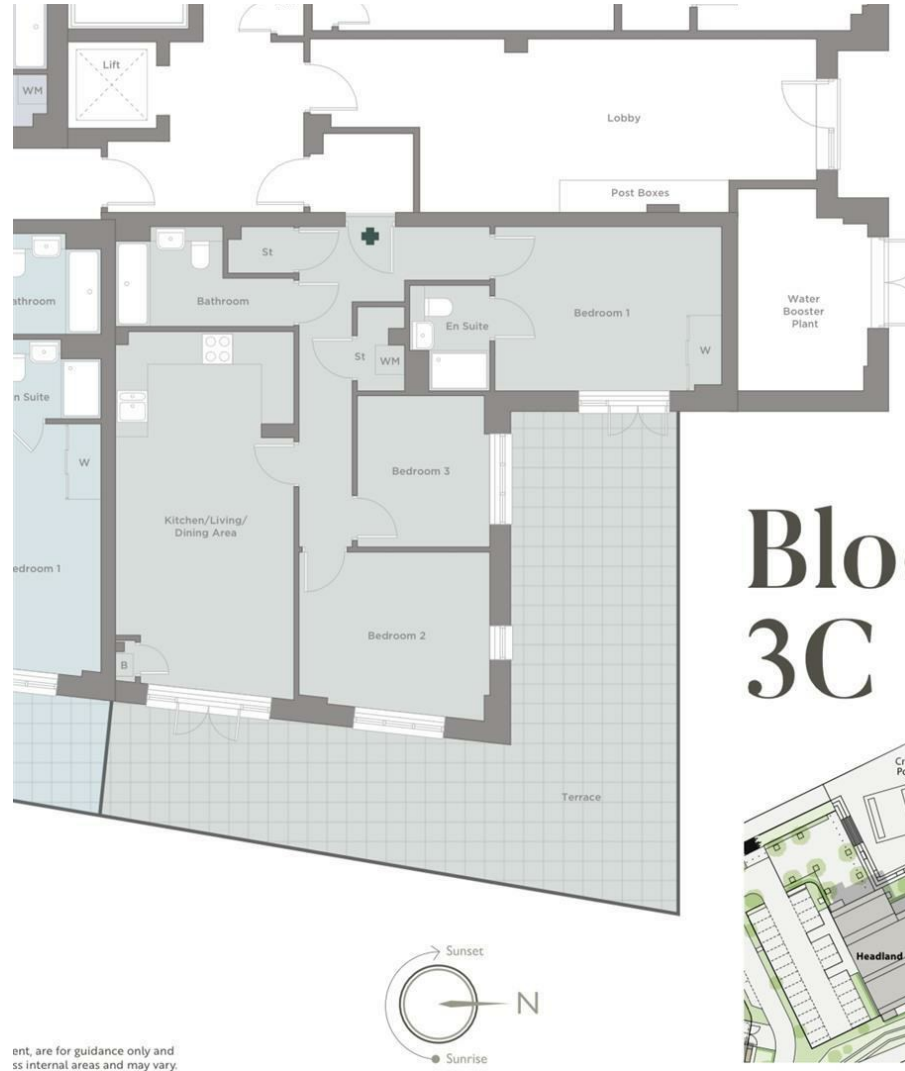
Family Bathroom  
11'6" x 6'6"

Store with Washing Machine  
5'6" x 3'1"

Store Room  
4'3" x 3'1"

Terrace  
38'0" x 31'5"





# Block 3C



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**01634 838700**  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.