

**Crow Lane, Rochester**

**1 Bedroom, 1  
Bathroom, Apartment - Above  
Shop**

**£130,000**

**MARTIN & CO**



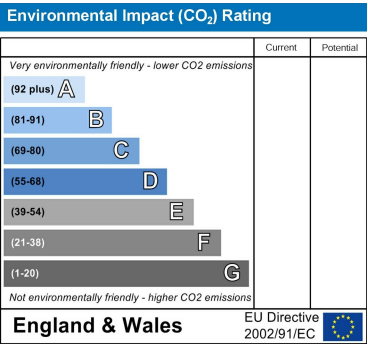
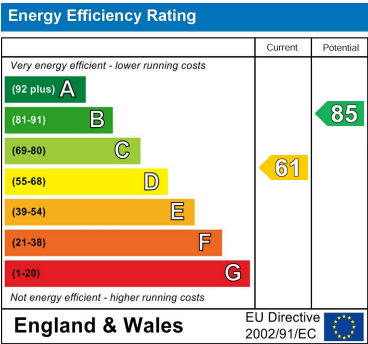


# Crow Lane, Rochester

## 1 Bedroom, 1 Bathroom, Apartment - Above Shop

£130,000

- Highly sought-after location
- Well-sized double bedroom
- Excellent public transport links
- Close to local amenities
- Historical features nearby
- Ideal for first-time buyers
- Ideal for Investors
- Located in the heart of Rochester
- Vacant property



Presenting this delightful vacant one-bedroom flat, currently listed for sale and situated in a highly sought-after location. The property is in good condition and boasts a multitude of advantageous features making it an ideal choice for first-time buyers and investors alike.

The flat consists of one well-sized double bedroom, a reception room, a kitchen, and a bathroom. Each room has been well-maintained and is ready to cater to all your needs. The reception room offers a welcoming space for relaxation and entertainment, while the kitchen provides the perfect setting for culinary exploits.

The property has been awarded an EPC rating of D, indicating that it has reasonable energy efficiency. It falls under Council Tax Band C, which is a moderate band in the UK Council Tax system.

In terms of location, the property is second to none. It is well-positioned with excellent public transport links, providing quick and easy access to the wider city. There's a range of local amenities nearby, including shops, cafes, and parks, offering all the essentials and more. The property is also in close proximity to reputable schools, making it a suitable choice for families. Adding to the charm of the location are the historical features in the area, which contribute to the unique character and appeal of the neighbourhood.

In summary, this flat offers a fantastic opportunity for those stepping onto the property ladder for the first time, as well as investors seeking a valuable addition to their portfolio. With its good condition, convenient location, and practical layout, this property is not to be missed.

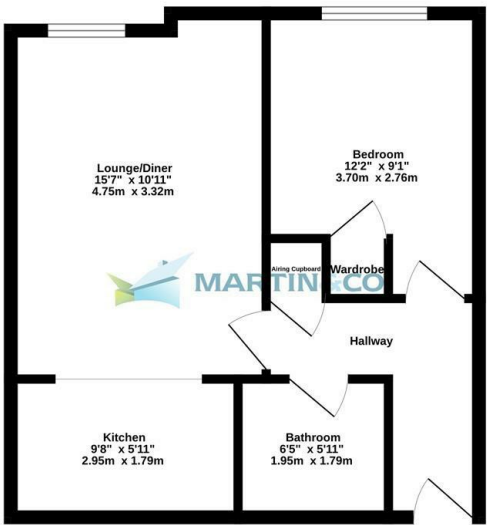
Broadband: Standard and Superfast Available

Mobile Coverage: EE, Three, O2, Vodafone limited to likely

EPC: D

Council Tax: C

Mid Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements with the agent.

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