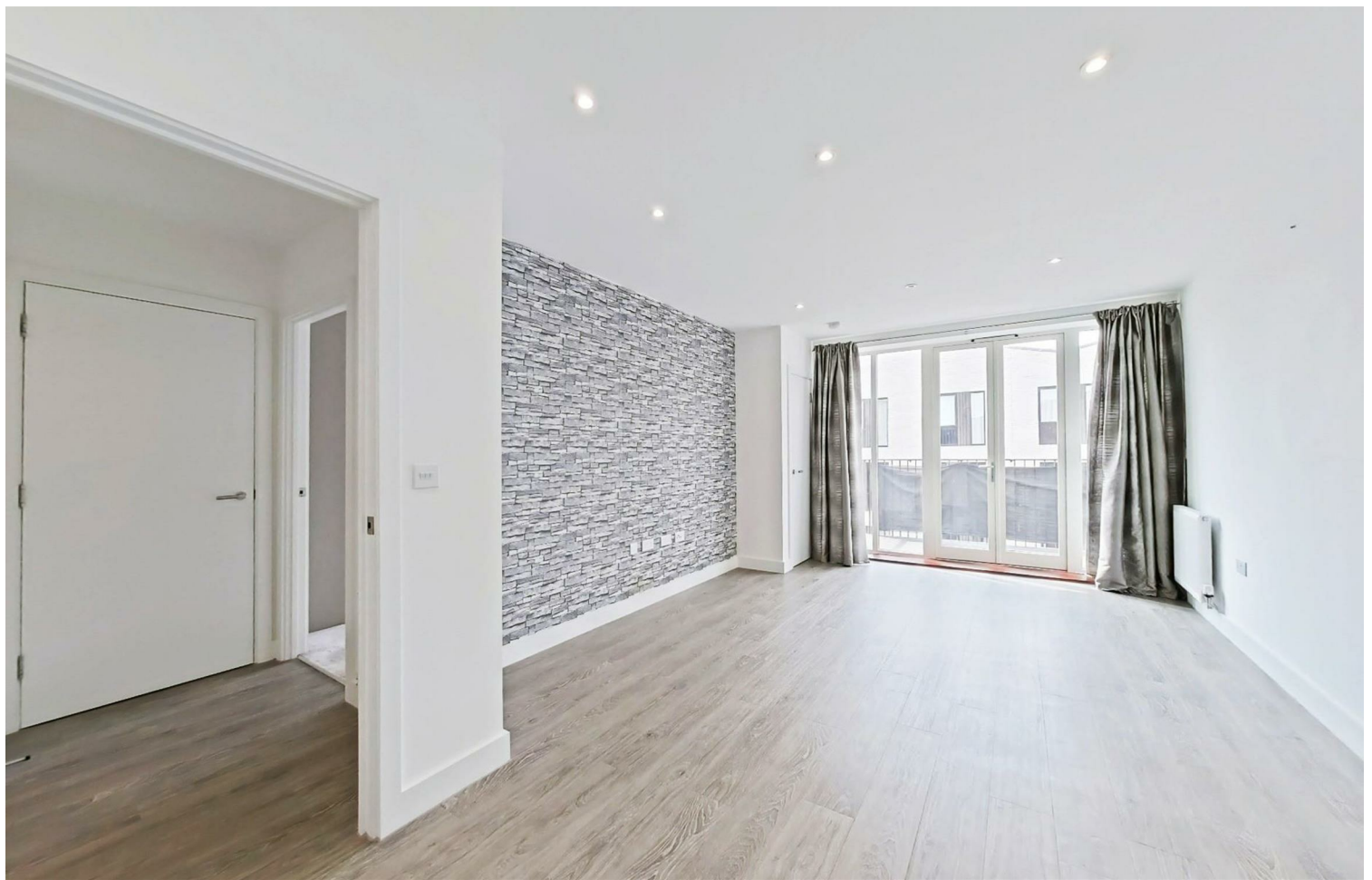


**Corys Road, Rochester**

**1 Bedroom, 1 Bathroom, Apartment**

**£219,000**





- NO CHAIN
- LUXURY LIVING
- MINUTES TO ROCHESTER TRAIN STATION
- OPEN PLAN KITCHEN / LOUNGE / DINER
- BALCONY
- SPACIOUS BEDROOM WITH FITTED WARDROBES
- INTEGRATED WHITE GOODS  
FRIDGE/FREEZER/DISHWASHER/OVEN/MICROWAVE
- THIRD FLOOR WITH LIFT
- PERMIT PARKING
- SCENIC WALKING TO ROUTES NEARBY

Presenting an outstanding flat for sale located in a highly sought after area, this property is ideal for both first time buyers and investors alike. With convenient access to Rochester Train station scenic walking routes, the location perfectly combines urban connectivity with lifestyle advantages.

A well-designed open-plan layout, the flat seamlessly merges the kitchen, reception, and dining spaces to create a light-filled environment. The reception area is particularly inviting, enhanced by large windows that allow an abundance of natural light to flood in and offer pleasant views. The balcony provides the perfect spot for your morning coffee or to unwind in the evening, extending the living space outdoors.

The property comprises a generous double bedroom with built-in wardrobes, offering ample storage solutions and maintaining a clutter-free ambiance. The open-plan kitchen is expertly fitted and forms the heart of the living area, making it perfectly suited for contemporary living and entertaining.

Completing this appealing package is a private parking space—a rare and valuable asset in such a popular location. The flat is designed to offer low-maintenance, modern living with thoughtful features throughout, ensuring comfort and convenience.

This property offers a modern kitchen with an integrated fridge freezer, microwave, dishwasher and a washer dryer.

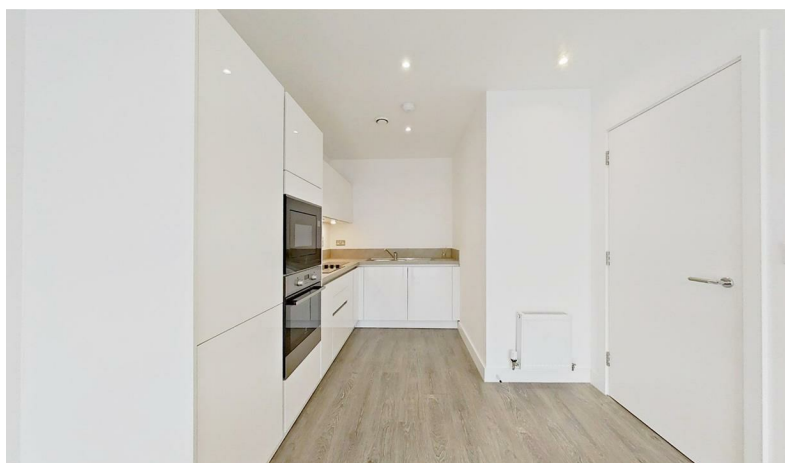
This is an exceptional opportunity to secure a quality home in a prime locale known for its lifestyle benefits and accessibility. Early viewing is recommended to avoid disappointment and to fully appreciate all that this remarkable flat has to offer.

Council Tax Band: C - Medway Council

EPC: B

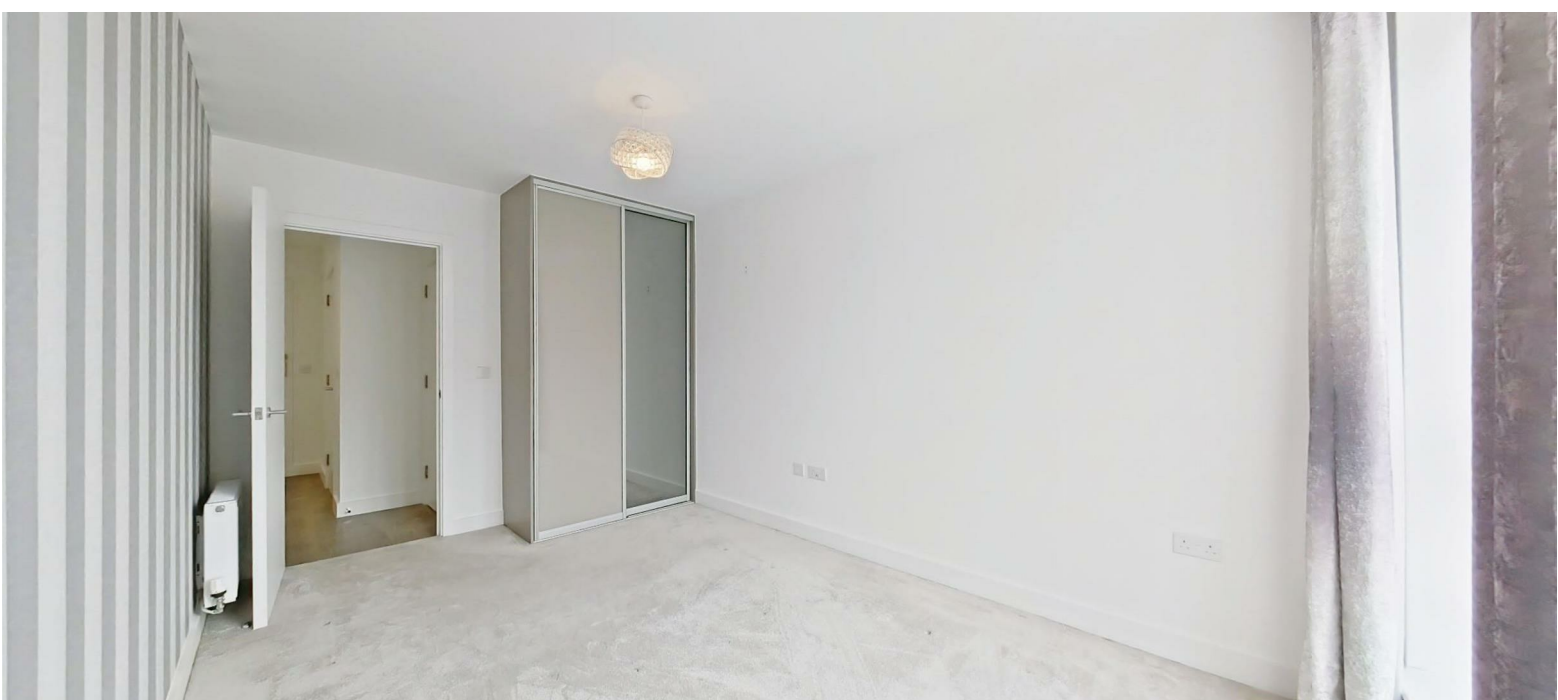
Mobile Data: EE, O2, Vodafone and Three - available


Broadband: Standard, Superfast and Ultrafast - Available - Openreach










Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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	84	84
(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 



Top Floor  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.  
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<http://www.martinco.com>



**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 ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.