

01634 379 799

www.harrisonsreeve.com



Flat 4, 86 High Street

• Chatham

Price: £160,000



Flat 4, 86, High Street, , ME4 4DS
£160,000

- 1 BEDROOM FIRST FLOOR FLAT
- IDEAL INVESTMENT OR FIRST TIME PURCHASE
- CHATHAM/ROCHESTER LOCATION
- EPC RATING "E"
- BEING SOLD WITH TENANT IN-SITU
- ATTAINING AN ANNUAL RENT OF £8,700
- APPROX 551 SQ FT

A fantastic opportunity to acquire a 1 bedroom first floor flat, in a convenient location close to both Rochester and Chatham High Street's, train stations and local amenities.

HARRISONS REEVE are delighted to be marketing this property that benefits from spacious accommodation, and currently has a tenant in-situ, attaining an annual rent of £8,700. This property would be an ideal investment or first time purchase.

Accommodation comprises a kitchen, shower room and generous size bedroom and reception room.

For further information and to book your viewing, call 01634 379799.

Entrance Hall

Hardwood entrance door, under stairs storage cupboard.

Lounge

16'2" max x 11'7" red to 9'2" (4.95m max x 3.55m red to 2.81m)
2 single glazed windows to front. Electric heater.

Bedroom

16'1" x 9'1" red to 7'1" (4.92m x 2.79m red to 2.18m)
Window to front, electric heater.

Kitchen

16'0" max x 11'3" red to 6'9" (4.90m max x 3.44m red to 2.06m)
Double glazed window to rear. Electric heater. Fitted kitchen comprising base and eye level units with work surfaces over. Space and plumbing for washing machine.

Shower Room

Suite comprising shower, low level WC and pedesta wash hand basin.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

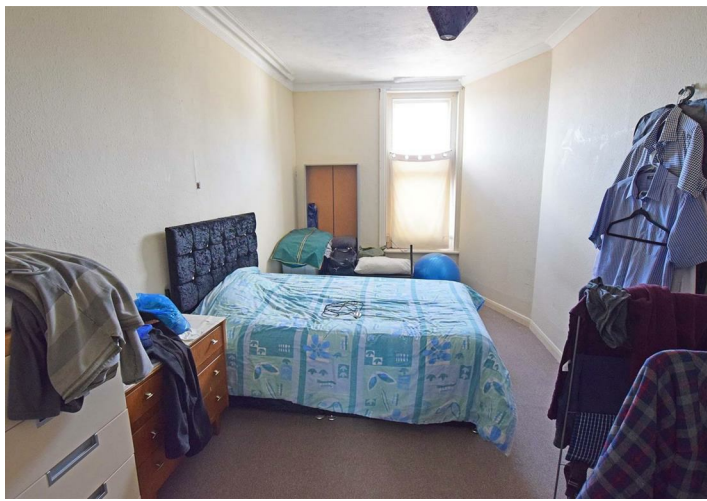
Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or

warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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