



## Flat 4a, 86 High Street

, Chatham, ME4 4DS

£140,000



A fantastic opportunity to acquire a buy to let investment, or an ideal first time purchase!

Being sold with a tenant currently in-situ, HARRISONS REEVE are delighted to offer to the market this second floor studio apartment located in High Street, Chatham, which is conveniently located for both Chatham and Rochester High Streets and local amenities.

Generating an income of £7,800p.a the 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**

Stair case to second floor.

**Kitchen 10'8" x 10'0" (3.26m x 3.07m )**

Double glazed window to rear, fitted base units with work surfaces over. Space and plumbing for washing machine. Electric heater

**Studio room 17'10" max x 14'7" red to 11'3" (5.45m max x 4.47m red to 3.43m)**

2 windows to front. Electric heater. Built in wardrobe.

**Bathroom**

Window to rear. Suite comprising panelled bath, low level WC and wash hand basin.

**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

**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.

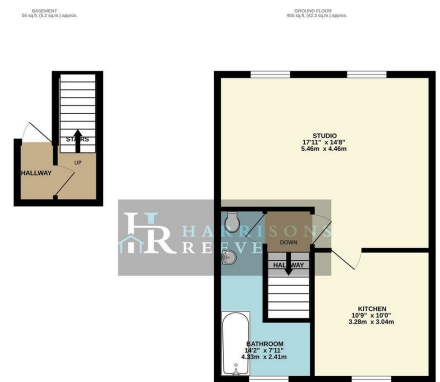
**NB**

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

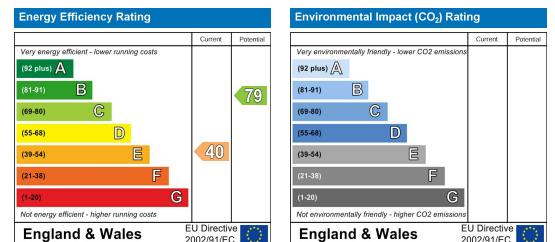
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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