

01634 379 799

www.harrisonsreeve.com



26 Leander Road

• Rochester

Price: £170,000



26, Leander Road, , ME1 2UG  
£170,000

- 2 BEDROOM GROUND FLOOR FLAT IN POPULAR ROCHESTER RESIDENTIAL AREA
- NO ONWARD CHAIN!!
- COMMUNAL GARDENS WITH STORAGE SHED
- APPROX. 636 SQ FT
- GENEROUS SIZE LOUNGE/DINER AND 2 DOUBLE BEDROOMS
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "B"
- GOOD PROXIMITY TO MAIN ROADS, MOTORWAY CONNECTIONS, SCHOOLS AND AMENITIES
- IDEAL INVESTMENT OPPORTUNITY
- APPROX. 81 YRS REMAINING ON LEASE
- GROUND RENT £10 P.A, SERVICE CHARGE £1,262 P.A

Nestled in the charming area of Leander Road, Rochester, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The flat features a modern shower room, equipped with essential amenities to cater to your daily needs. The kitchen, while not specified, is typically designed to be functional and efficient, allowing for easy meal preparation.

Rochester is known for its rich history and picturesque surroundings, making it a desirable location for those who appreciate both culture and convenience. The area boasts excellent transport links, local shops, and a variety of eateries, ensuring that all your needs are within easy reach.

This flat on Leander Road presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental property, this flat is certainly worth considering.

#### Communal Entrance

##### Entrance Hall

Composite entrance door. Radiator. Built in storage cupboard.

##### Kitchen

9'4" x 8'6" red to 6'9" (2.85m x 2.61m red to 2.06m)  
Double glazed window to rear. Fitted kitchen comprising base and eye level units. Radiator. Wall mounted boiler.

##### Lounge/Dining Room

5.58m x 3.53m (1.52m.17.68mm x 0.91m.16.15mm)  
Double glazed window to front. Radiator.

##### Inner Hall

Built in storage cupboard.

##### Bedroom 1

12'5" x 11'7" (3.79m x 3.54m)  
Double glazed window to front, radiator.

##### Bedroom 2

12'4" red to 9'4" x 9'4" (3.78m red to 2.87m x 2.86)  
Double glazed window to rear, radiator.

##### Shower Room

Double glazed window to rear. Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level WC. Towel rail.

##### Communcal Garden

With storage shed.

##### 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

##### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

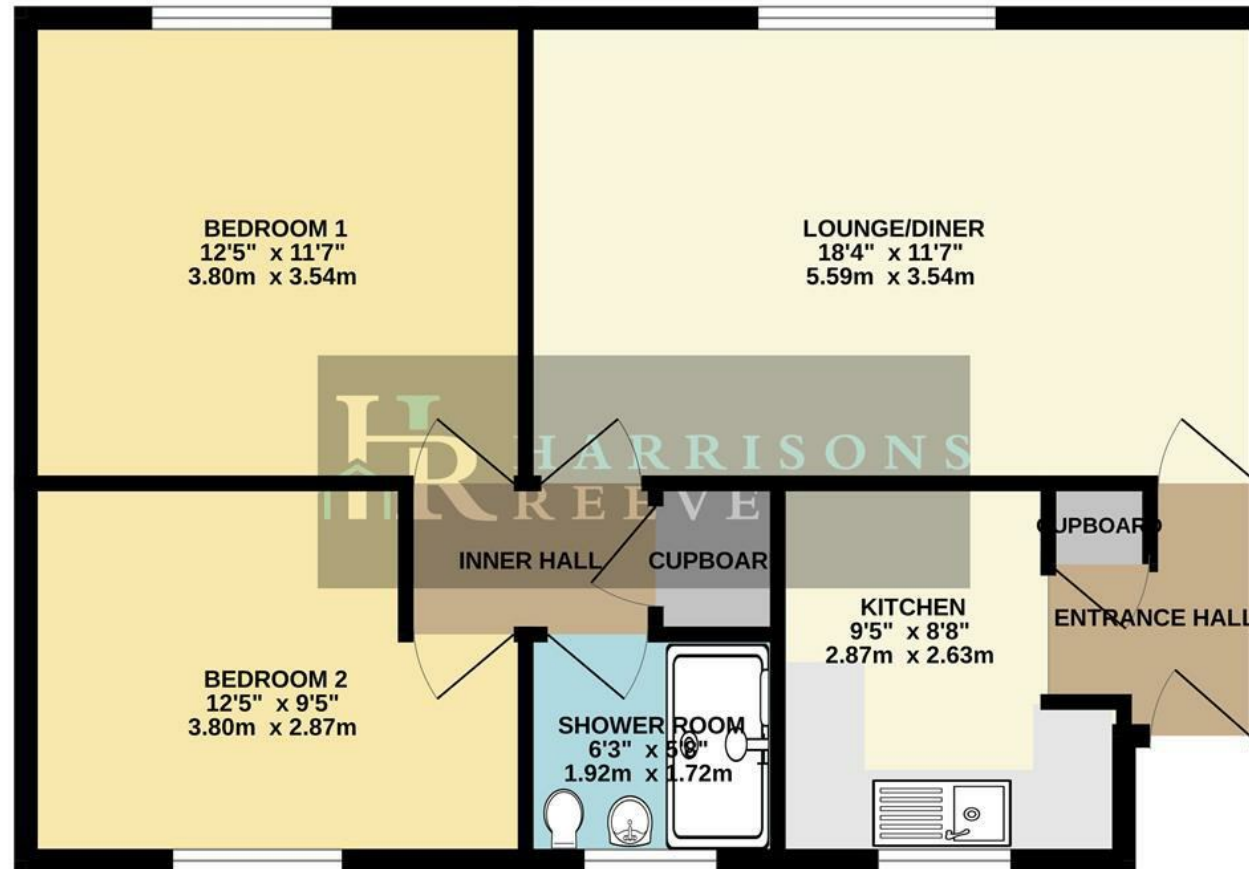


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74
England & Wales	EU Directive 2002/91/EC	

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

**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
[medway@harrisonsreeve.com](mailto:medway@harrisonsreeve.com) (01634) 379799

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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