



14 Sealand Court Esplanade

Rochester, ME1 1QH

GREENLEAF PROPERTY SERVICES are delighted to introduce this stunning and rarely available two bedroom apartment, located in a highly sought-after gated and landscaped development on the Esplanade, Rochester ME1. Boasting a fantastic balcony with partial river views, off-road parking for two vehicles, and spacious and light accommodation throughout, this impressive apartment is ready to move into and enjoy.

The layout briefly comprises of: an expansive lounge/dining room, a fitted modern kitchen with integrated appliances, a spacious master bedroom with balcony access, an elegantly designed bathroom, and a good size second bedroom.

Conveniently located opposite the River Medway with beautiful views, picturesque sunsets, and walks to enjoy, Churchfields open green space is a short walk away, as is the Dickensian High Street with its range of bars, boutiques, cafés, restaurants, biannual Dickens festival, famous cathedral and Norman castle. Highly regarded schools for all age groups are also nearby including Kings and St Andrew's private schools, with grammar school options a short drive away. The station with fast trains to London St Pancras is within walking distance, whilst all A2/M2/M20 road links are a short drive away.

Properties of this quality and location really are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Lease 964/ Share of Freehold

Service Charge- £2,861 p.a.

Offers In The Region Of £325,000

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- SHARE OF FREEHOLD/APPROXIMATELY 964 YEAR LEASE
- EXCLUSIVE SOUGHT-AFTER GATED DEVELOPMENT WITH LANDSCAPED GARDENS
- EXCEPTIONAL APARTMENT WITH TWO OFF-ROAD PARKING SPACES
- WALK TO CHURCHFIELDS, RIVER, CASTLE, CATHEDRAL, AND STATION WITH FAST TRAINS TO LONDON
- SPACIOUS LOUNGE/DINING ROOM WITH LARGE BALCONY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS AND MODERN BATHROOM/SHOWER ROOM W/C
- WALK TO HISTORIC HIGH STREET AND RANGE OF CAFES, BARS, BOUTIQUES AND RESTAURANTS
- IMMACULately PRESENTED THROUGHOUT
- EPC GRADE C/COUNCIL TAX BAND D

Entrance Hall

9'11" x 8'1" (3.04 x 2.48)

Entrance via UPVC door, double glazed window to front, oak flooring, ceiling mounted spotlights and radiator.

Lounge/Dining Room

24'6" x 15'5" (7.48 x 4.70)

Floor to ceiling double glazed window to front, double glazed patio door to balcony, oak flooring, ceiling mounted spotlights and radiator.

Kitchen

11'6" x 9'3" (3.52 x 2.82)

With double glazed window to front, extensive range of modern wall and base units with granite work surfaces, sink and drainer unit, oak flooring and ceiling mounted spot lights. Integrated appliances include a Smeg oven with electric hob and extractor fan over, fridge/freezer, dish washer and washing machine.

Bedroom

15'1" x 9'10" (4.6 x 3)

Double glazed patio doors to balcony, built in double wardrobe, oak flooring, ceiling mounted spot lights and radiator.

Balcony

11'7" x 9'10" (3.54 x 3)

Perfect for outdoor dining or unwinding as you enjoy the beautiful sunsets and glimpses of the river.

Bedroom

9'7" x 9'8" (2.94 x 2.96)

Double glazed window to front, oak flooring, radiator, built in wardrobe and further cupboard housing the combination boiler.

Bathroom/Shower Room W/C

12'10" x 6'5" (3.93 x 1.98)

Matching suite comprising of double shower, jacuzzi bath, close coupled W/C and wash hand basin, heated towel rail, tiled walls and flooring and ceiling mounted spot lights.

Allocated Parking

For two cars with additional visitors parking.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



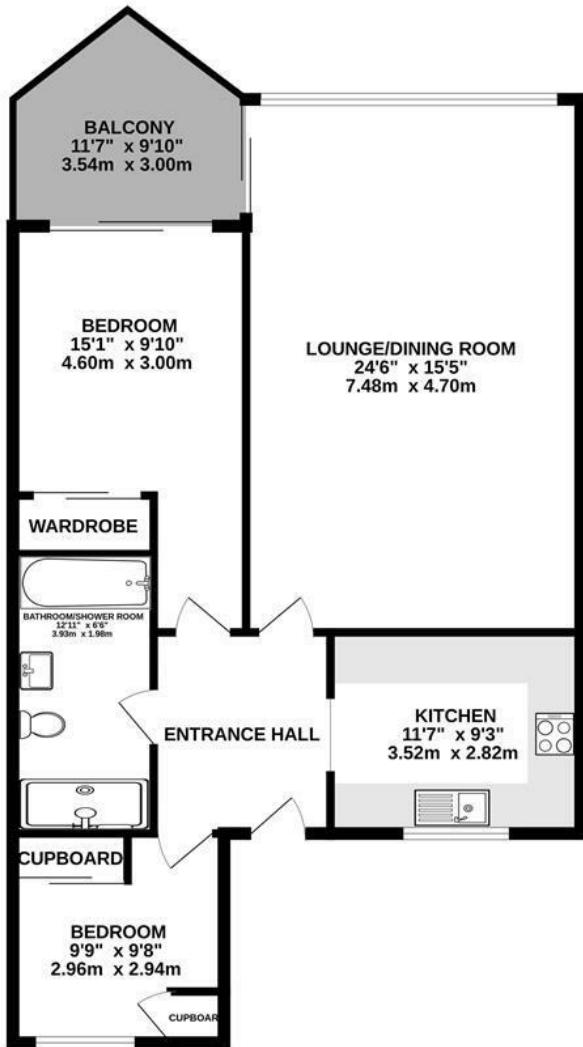
Directions

Tel: 01634730672





GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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 service and systems which it applies to have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.