Greenleaf
Sales • Lettings • Mortgages



22 Davy Court

Rochester, ME1 1AE

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented one bedroom maisonette to the market, in sought-after ME1 Rochester. Converted in the early 2000's from a chapel dating back to the 1880s, this unique property is enviably located just a short walk to the historic High Street and all local amenities. The exclusive gated "Davy Court" development is surprisingly peaceful and quiet, therefore offering convenience and comfort in equal measure. Boasting spacious accommodation throughout, including an impressive open-plan lounge/diner and kitchen, further benefits include an allocated off-road parking space conveniently located directly in front of the property, and plenty of useful storage. Whilst the apartment has been well cared for by the current owners, the opportunity is also there for the new owners to refresh and update to their own personal taste.

The layout briefly comprises of: Spacious hallway with large storage cupboard, giving access to the bedroom, bathroom, and generous lounge/diner open-plan to the kitchen area.

Located just a short walk to the historic Dickensian Rochester High Street and its range of boutiques, cafes, bars and restaurants, cathedral, castle and station with 35 minute fast trains to London St Pancras, highly regarded local schools for all age groups are close by, including Kings and St Andrews private schools. With A2/M2/M20 road links to London and coast a short drive away, river walks on your doorstep and a range of leisure and shopping amenities nearby, we recommend viewing at your earliest convenience to avoid disappointment.

Lease Length: approximately 100 years
Service Charge :£2136.76 P.A
Ground Rent : £300 P.A

Offers In The Region Of £225,000

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- MODERN EXCLUSIVE GATED DEVELOPMENT
- ONE BEDROOM MAISONETTE
- ALLOCATED PARKING
- OPEN-PLAN LOUNGE/DINING ROOM
- 1880s CONVERTED CHAPEL
- CLOSE TO THE HIGH STREET & MAINLINE STATION
- NO CHAIN!
- A MUST TO VIEW!
- EPC GRADE AWAITED
- COUNCIL TAX BAND C / LEASEHOLD

Entrance Hall

16'3" x 3'11" (4.97 x 1.21)

Inner Hallway

13'6" x 3'7" (4.12 x 1.11)

Lounge/Dining Room/Kitchen

23'2" x 17'2" (7.08 x 5.24)

Bedroom

20'1" x 12'0" (6.14 x 3.68)

Bathroom W/C

12'0" x 6'10" (3.68 x 2.1)

Allocated Parking

For one car.

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



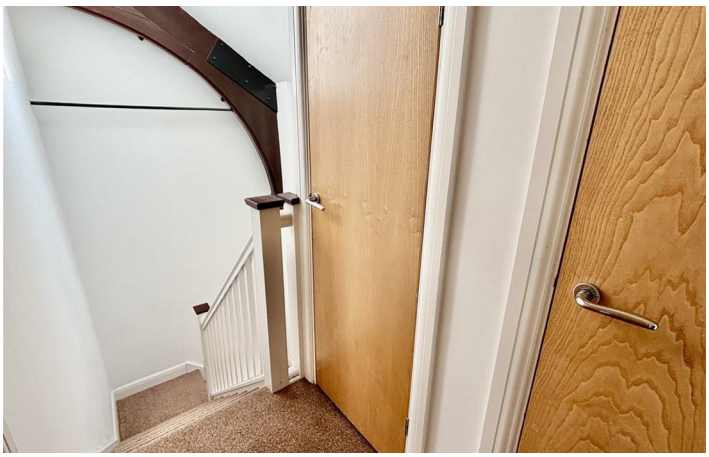










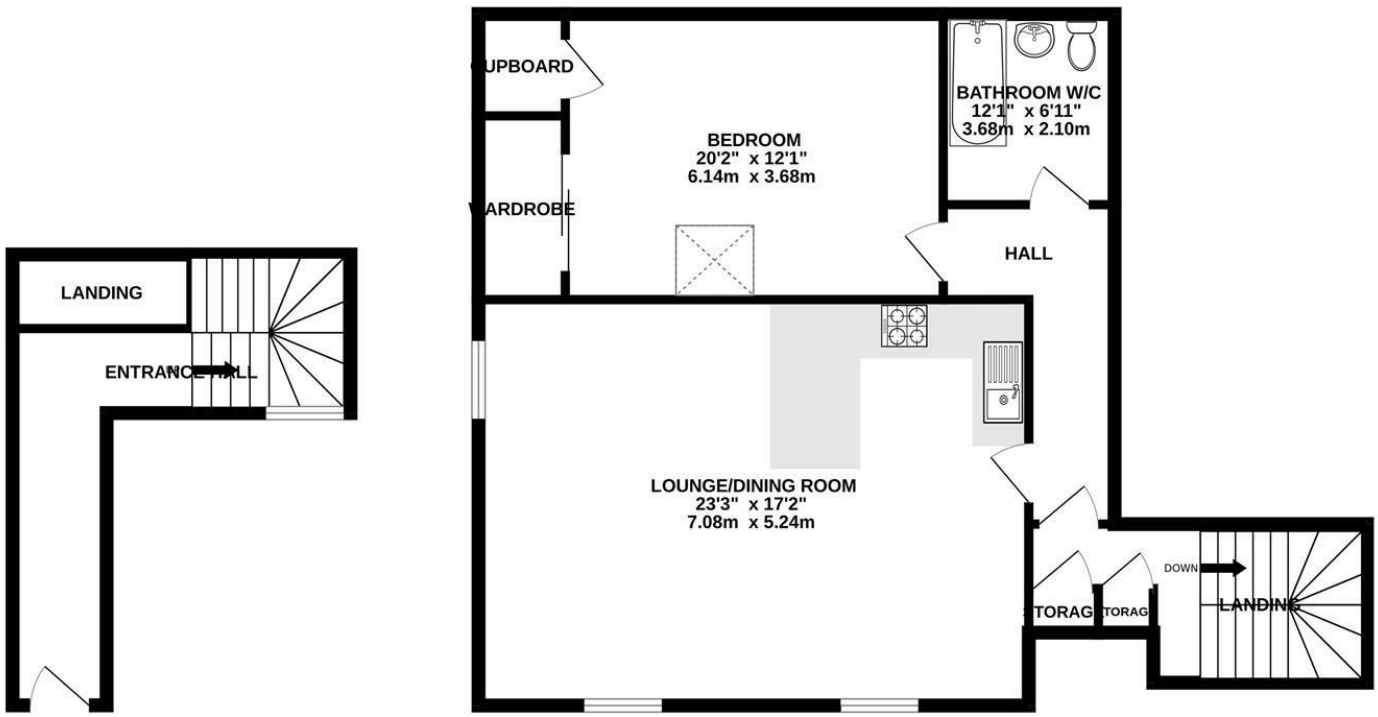




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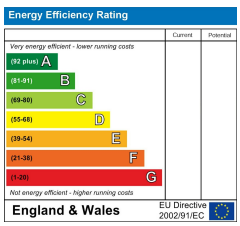
GROUND FLOOR
145 sq.ft. (13.5 sq.m.) approx.

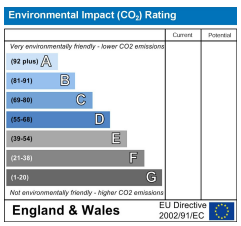
1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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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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.

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