



THE  
HOMES  
GROUP

Dunnings Lane, Rochester, ME1 1YB  
Offers in excess of £190,000 Leasehold



**\*\*NO CHAIN - VACANT\*\*** The Homes Group are delighted to present to the market this well presented purpose-built two-bedroom flat. Set in the picturesque town of Rochester, with its Castle, Cathedral, Historic High Street, local amenities and Mainline Railway Station to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold - Lease Term: 125 years from 17/07/2018 (circa 117 years left), Ground Rent: £349.48 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,858.90 per annum. All information is to be verified by your solicitor.

Benefits include: Two bedrooms with built in wardrobe to bedroom one, a good-sized open plan living room and modern fitted kitchen with integrated appliances (dishwasher, washing machine and fridge freezer) and built in gas hob and electric oven, modern contemporary bathroom with white suite, double glazing and gas fired central heating (new boiler 2023). Externally the property benefits from an allocated parking space within the parking area to the rear of the building.

#### Entrance Hall

#### Living Area

13'7 x 12'10 (4.14m x 3.91m)

#### Kitchen Area

9'6 x 9'0 (2.90m x 2.74m)

#### Bedroom One

11'2 x 9'10 (3.40m x 3.00m)

#### Bedroom Two

11'2 x 7'2 (3.40m x 2.18m)

#### Office Area

#### Bathroom

8'2 x 4'6 (2.49m x 1.37m)

#### Allocated Parking space

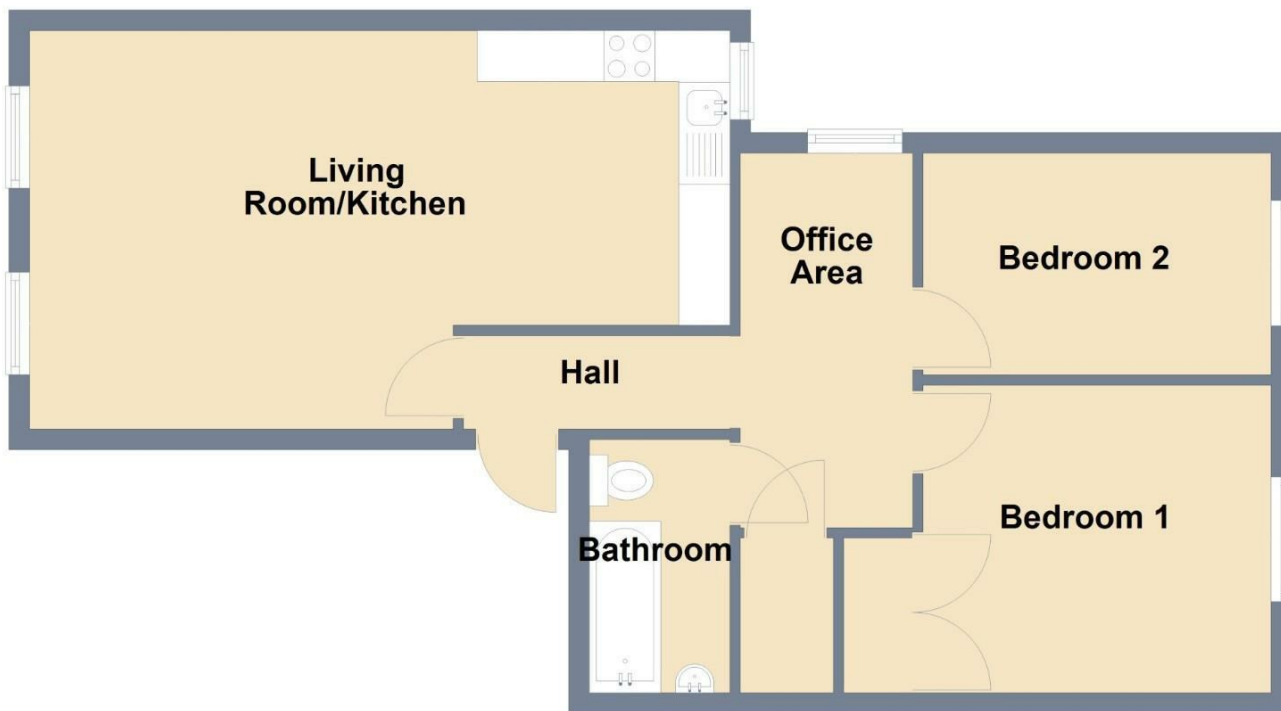
**Tenure: LEASEHOLD**

**Council Tax: BAND C**





## Ground Floor



Total area: approx. 58.3 sq. metres (627.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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