



19 Cunningham House St. Margaret's Street , Kent, ME1 1YZ

CASH BUYERS ONLY! NO CHAIN! IN NEED OF FULL REFURBISHMENT!

GREENLEAF PROPERTY SERVICES are delighted to introduce this rarely available two bedroom second floor apartment to the market, located in highly sought-after St Margaret's Street, Rochester ME1. The property boasts a long and spacious hallway with plenty of storage options, two good size bedrooms, and a lounge leading to the balcony with stunning river and countryside views. Whilst in need of complete refurbishment throughout, the opportunity is there to create a fantastic home or investment property in this highly regarded location. Interest is sure to be strong in unique opportunity, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Enviably located overlooking the river Medway with beautiful views, sunsets and walks to enjoy, Churchfields open space is a short walk away, as is the Dickensian High Street with its range of bars, boutiques, cafes, restaurants, bi-annual Dickens festivals, famous cathedral and Norman castle. Highly regarded schools for all age groups are also nearby including Kings and St Andrews 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.

Council Tax Band B. EPC Awaiting.

Lease - 38 years approximately
Service Charge- £1400 p.a.(TBC)

Price Guide £75,000

19 Cunningham House St. Margaret's Street

, Kent, ME1 1YZ



- STRICTLY CASH BUYERS ONLY
- TWO BEDROOMS
- NO CHAIN!
- COUNCIL TAX BAND B
- SHORT LEASE OF APPROXIMATELY 38 YEARS
- LOUNGE WITH BALCONY
- IN NEED OF COMPLETE REFURBISHMENT THROUGHOUT
- FANTASTIC VIEWS ACROSS THE RIVER MEDWAY
- SHOWER ROOM W/C
- EPC GRADE AWAITED

Entrance Hall

24'3" x 6'6" (7.4 x 2)

Lounge

13'5" x 10'4" (4.1 x 3.15)

Balcony

11'9" x 2'11" (3.6 x 0.9)

Kitchen

10'0" x 7'4" (3.05 x 2.25)

Bedroom

10'0" x 8'10" (3.05 x 2.7)

Bedroom

9'10" x 8'10" (3 x 2.7)

Shower Room W/C

6'3" x 6'2" (1.93 x 1.9)

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.

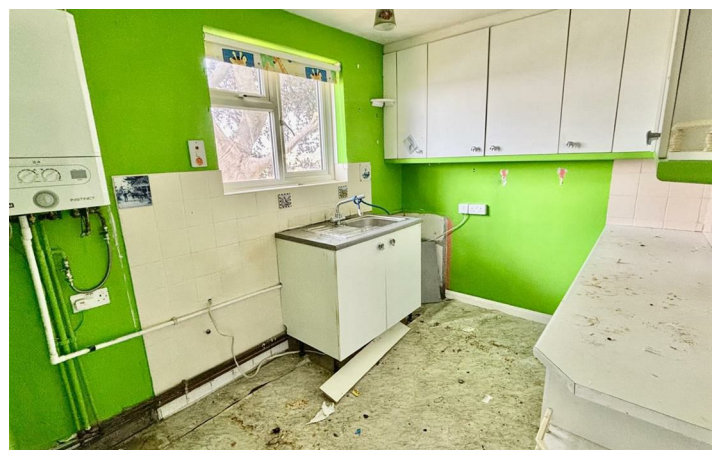
Agents Note

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.



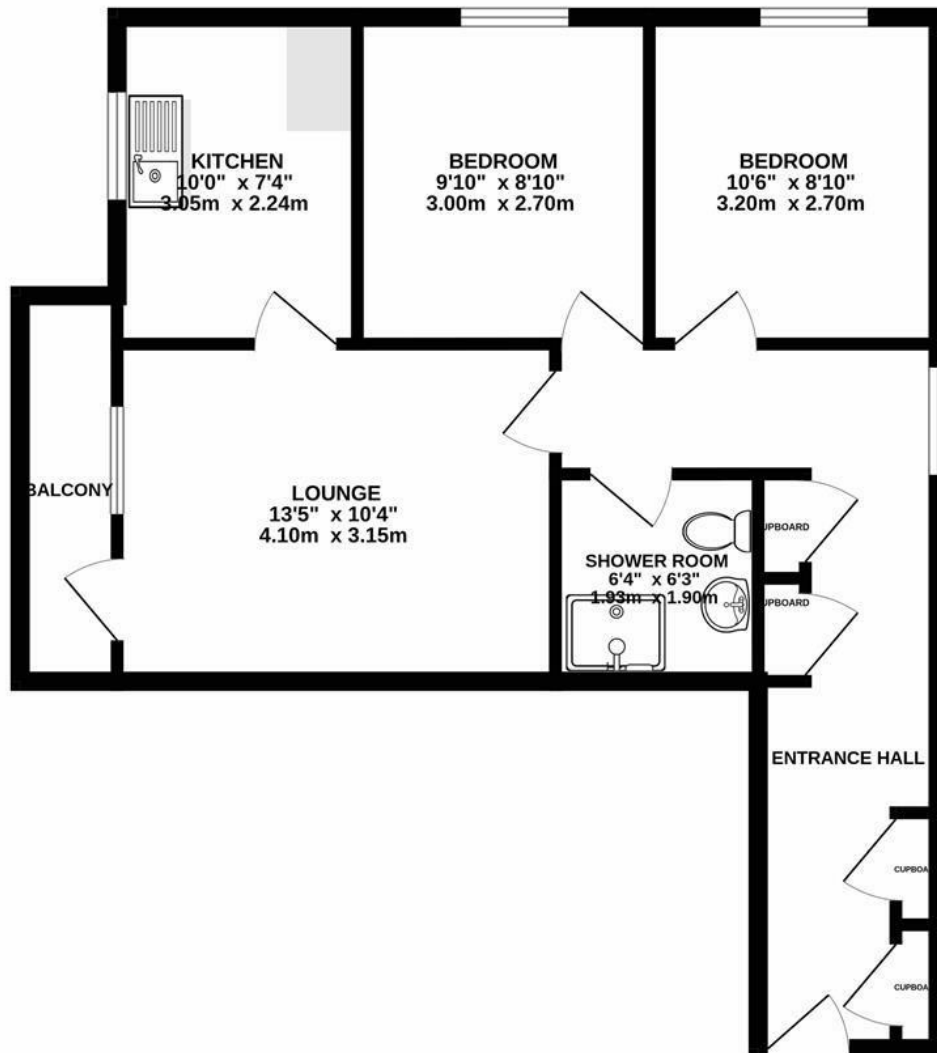
Directions

Tel: 01634730672





GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.