



Rochester Avenue, Rochester

£1,150 PCM


MARTIN & CO

Rochester Avenue, Rochester

Date Available: 29th April 2026

Deposit: £1,326

Unfurnished

Council Tax Band: A

- 1-bedroom lower ground maisonette
- Good-sized rear garden
- Spacious reception with bay window
- Modern kitchen with gas hob
- Separate bathroom and WC
- Double bedroom on upper level
- Sought after location
- Walking distance to High Street
- Close to Main Line Station
- Easy access to M20 motorway

Nestled on Rochester Avenue, this charming lower ground floor one-bedroom maisonette is now available for rent. Its prime location places you within a short stroll of Rochester High Street, where you can enjoy a variety of shops and eateries, as well as the Main Line Railway Station, making it an ideal choice for commuters. The M20 motorway network is also conveniently accessible, enhancing your travel options.

Upon entering the property, you are welcomed into a spacious reception room, characterised by a delightful bay window that floods the space with natural light. This inviting area is perfect for relaxation or entertaining guests. Adjacent to the reception room is a modern fitted kitchen, which boasts an electric oven and gas hob, along with ample space for a fridge/freezer and washing machine. There is also potential to accommodate a dining table, making it a versatile space for culinary pursuits.

The maisonette features a well-appointed bathroom and a separate WC, both conveniently located on the same level. Ascend the stairs to discover a generously sized double bedroom, providing a peaceful retreat at the end of the day.

Outside, you will find a good-sized rear garden, predominantly laid to lawn, offering a lovely outdoor space for relaxation or gardening. Parking is available on the road, with no permit required, although spaces are not guaranteed.

With a 'C' EPC rating and falling under the 'A' council tax band, this property is not only comfortable but also energy efficient. Additionally, it offers excellent broadband connectivity, including standard, superfast, and ultrafast options, ensuring you stay connected. Mobile coverage is robust, with services from EE, Three, O2, and Vodafone readily available.



TOTAL FLOOR AREA: 556 sq.ft. (51.5 sq.m) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other areas 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 in conjunction with any prospective purchase. The services, contents and appliances shown here are not intended and do not guarantee, as to their operation or efficiency, or condition.
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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	
73	77
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	
73	79
England & Wales EU Directive 2002/91/EC	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

