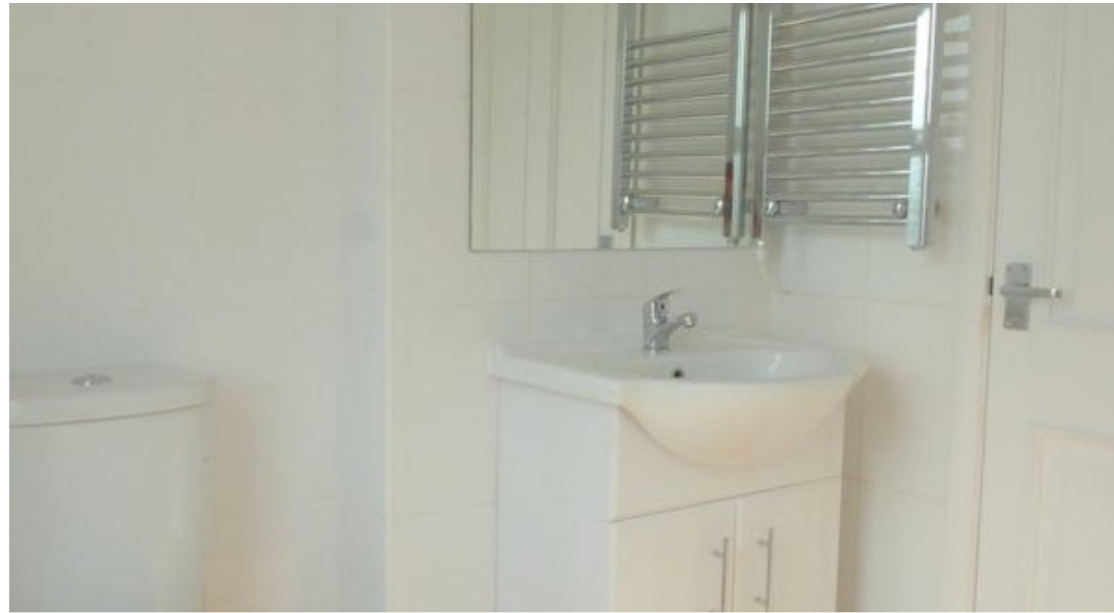




 1  
Bedroom

 1  
Bathroom



This one-bedroom flat offers a modern living space with a well-equipped kitchen and a spacious reception area. Located on Rollo Road in Hextable, the property is close to transport links, making it convenient for commuting. The flat includes one bathroom and is ideal for those seeking a comfortable living environment in a well-connected area.

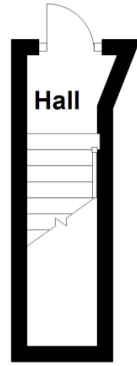
This one-bedroom maisonette, located on Rollo Road in Hextable, Kent, offers a practical and modern living space. The property features one bedroom, one bathroom, and a reception area, providing a comfortable and functional layout.

The flat is situated in a location that benefits from excellent transport links, providing easy access to nearby towns and cities. This makes it an attractive option for commuters or anyone needing convenient travel options. The property does not include designated parking or outdoor space, but its proximity to public transport and local amenities compensates for this.

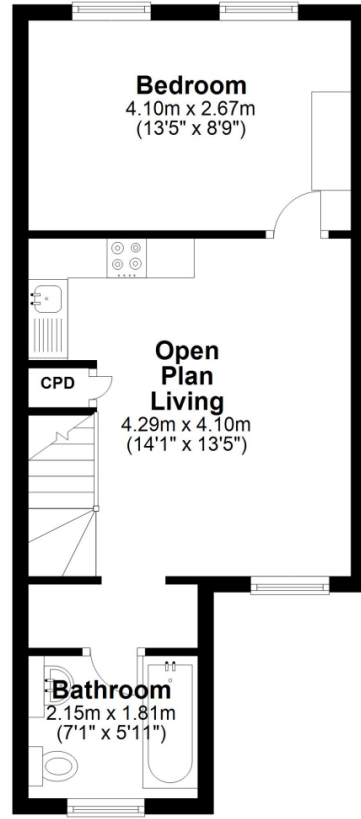
Hextable offers a range of local amenities, including shops, cafes, and parks, contributing to a pleasant living environment. The area is well-served by public transport, with bus routes and train stations within easy reach, facilitating straightforward commutes to larger urban centers.

Council tax band B

**Ground Floor**  
Approx. 3.4 sq. metres (36.4 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 38.4 sq. metres (413.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: 35b Rollo Road, BR8 7RD

