



4, Innes Apartments Corys Road

Rochester, ME1 1GL

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well-presented ground-floor apartment to the market, in a sought-after riverside development in Rochester ME1. Built in 2021, and available with a long lease and NO ONGOING CHAIN, this contemporary property boasts two double bedrooms, an impressive en-suite, family bathroom, sun terrace, and impressive open-plan kitchen/lounge/diner with integrated appliances. Further benefits include off road parking with electric charging points available, a secure videophone entry system, generous built-in wardrobes and storage space, and high quality fixtures and fittings throughout. NB: For investors looking to add to their portfolio, this stylish property currently has a tenant in residence.

The layout briefly consists of: Spacious hallway with access to a large storage/utility space with plumbing for washing machine, family bathroom, and inner hallway giving access to a built-in double wardrobe/storage, master bedroom and en suite, bedroom two, and then into the great size open-plan kitchen/lounge/diner with double doors out to the sun terrace from there. The allocated parking space is conveniently located to the rear of the building.

Located within a 5 minute walk of the historic Rochester High Street with its range of cafes, restaurants, boutiques, cathedral and castle, the mainline station offers hi-speed services to London Bridge (40mins), Cannon Street (45mins), Victoria (45mins) and St Pancras (38 min). A local CO-OP store, Costa coffee and riverside walks are on your doorstep, and there are a range of schools, private and state, with the new Rochester Riverside primary school and Kings School all within walking distance. With excellent road A2/M2/M20 road links to Maidstone, Canterbury, London, and Bluewater shopping centre, Stansted, Gatwick and London City airports can all be reached within 60-90 minutes by car.

Service Charge-£1,800 p.a.

Ground Rent-£67 p.a.

Lease- 243 years approx

Price Guide £295,000

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- GROUND FLOOR APARTMENT IN SOUGHT-AFTER RIVERSIDE DEVELOPMENT
- IMPRESSIVE INTEGRATED OPEN-PLAN KITCHEN / DINER / LOUNGE
- WALK TO HISTORIC HIGH STREET, CAFES, RESTAURANTS, SHOPS, CASTLE AND CATHEDRAL
- EPC GRADE B / COUNCIL TAX BAND C / LEASEHOLD
- TWO GOOD SIZE BEDROOMS / EN SUITE AND FAMILY BATHROOM
- PRIVATE SUN TERRACE AND OFF ROAD PARKING
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON
- POTENTIAL TO BE SOLD WITH TENANT IN RESIDENCE FOR INVESTORS
- LONG LEASE / NO CHAIN!
- CLOSE TO SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

27'2" x 4'3" to 3'3" (8.3m x 1.3m to 1.0m)
"L-shaped" hallway with grey wood-effect LVT flooring and white walls, downlighters, two large built-in cupboards, access to both bedrooms, bathrooms and open-plan kitchen/lounge/diner.

Utility Cupboard

Useful large cupboard with plumbing for washing machine, water tank, and good size storage space.

Bathroom

10'5" x 7'0" (3.2m x 2.15m)
Spacious bathroom with white suite consisting of bath with shower over, basin and WC built into vanity space with worktop and attractive splashback panels, stylish grey wall and floor tiles, downlighters, and vertical chrome radiator, window to rear of property.

Master Bedroom

12'11" x 12'3" (3.95m x 3.75m)
Good size master bedroom with built-in wardrobes, grey carpet and white walls, floor-to-ceiling window to side and rear of room providing lots of natural light, door to en-suite shower room.

En-Suite Shower Room

6'10" x 4'11" (2.1m x 1.5m)
Good size En-suite with white suite consisting of shower, basin and WC built into vanity space with worktop and attractive splashback panels, stylish grey wall and floor tiles, downlighters and vertical chrome radiator.

Bedroom Two

12'3" x 10'4" (3.75m x 3.15m)
Double bedroom with grey carpet and white walls, floor-to-ceiling double-glazed window to side of property offering lots of natural light, currently used as an office.

Kitchen/Lounge/Diner

16'8" x 15'8" (5.1m x 4.8m)
Lovely spacious open-plan room with plenty of natural light coming from the floor-to-ceiling windows and patio doors with fitted blinds to front of the building, good range of white-gloss kitchen cupboards to wall and floor with integrated appliances including dishwasher, fridge-freezer, oven/electric hob and microwave, grey wood-effect LVT flooring continued with white walls, downlighters, plenty of space for dining table, sofas and furniture. A cupboard to one corner houses the boiler and offers further storage, whilst the patio doors lead out to the spacious sun terrace.

Balcony/Terrace

12'5" x 4'3" (3.8m x 1.3m)
Lovely paved terrace area to the front of the property, accessed directly via patio doors from the lounge area. With wrought-iron fence for privacy, and space for shrubs and plants, subject to new owners wishes.

Off Road Parking

Allocated off road parking for 1 car to the rear of the building, with electric vehicle charging points available.

Communal Hallway

With secure video-phone entry system into communal hallway, further coded access into internal hallway, with another secure door through to the apartment. Well presented, spacious and light with feature tiled walls.

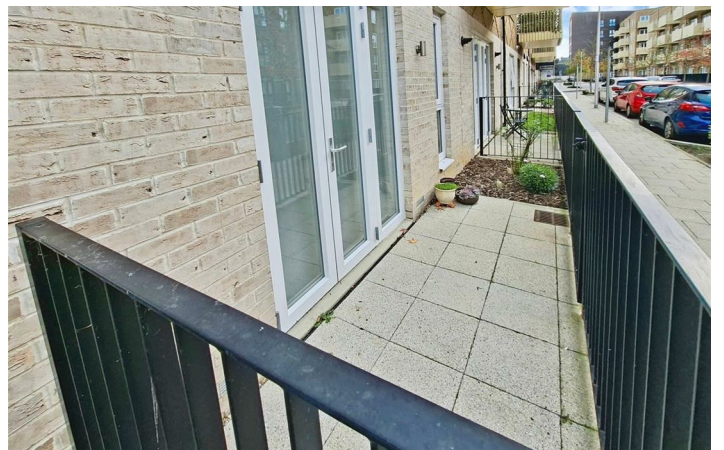
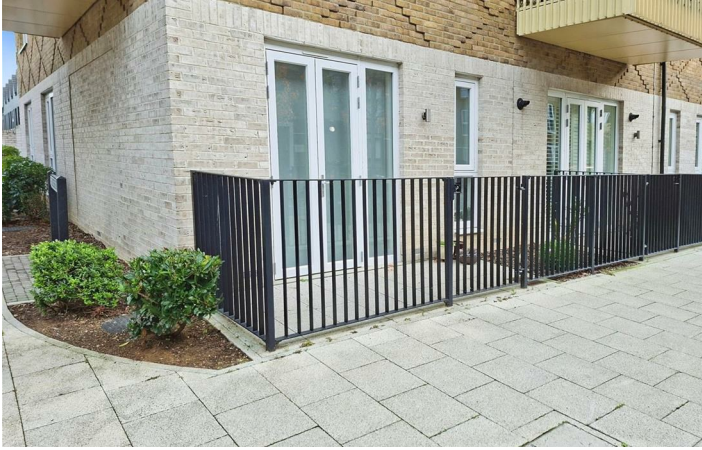
Agents Note

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.

Agents Note

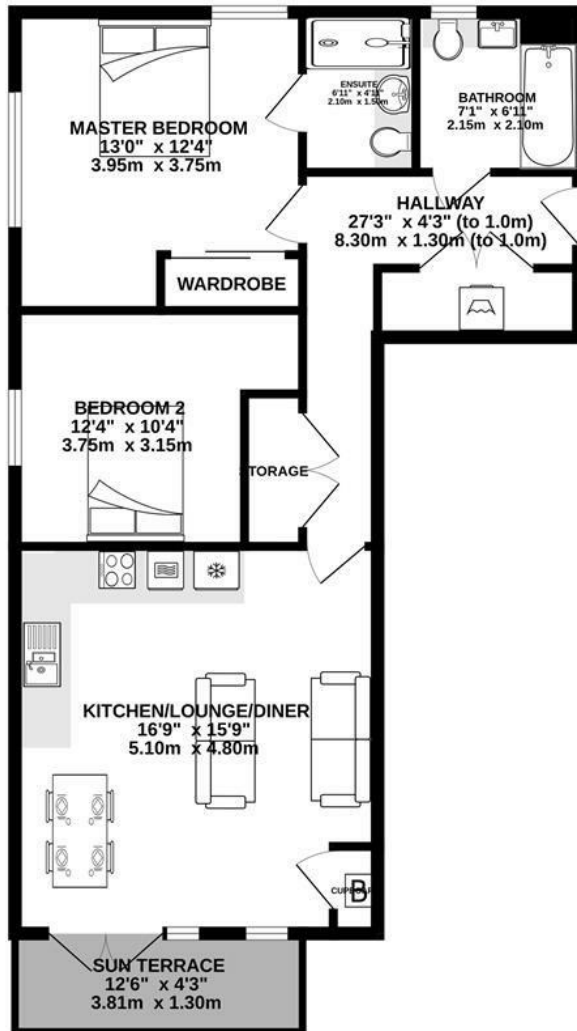
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Tel: 01634730672





GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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