



**Pleasant Row, Rochester**

**£1,200 PCM**

  
**MARTIN & CO**

## Pleasant Row, Rochester

Flat

2 Bedrooms, 2 Bathroom

£1,200 PCM

- 2 bedroomed period split-level flat
- Spacious lounge area
- Walking distance to Kings School
- Two comfortable bedrooms
- Modern kitchen
- 5 minute walk into Rochester High Street and train station
- Ideal hybrid working environment
- Historic location
- Ideal for professionals
- Available from early February

Nestled along a charming residential walkway in Pleasant Row, Rochester, this delightful first-floor split-level flat offers a perfect blend of comfort and convenience. Spanning an impressive 817 square feet, the property features one spacious reception room, two well-proportioned bedrooms, and a modern bathroom, making it an ideal choice for a professional individual or couple seeking a serene yet accessible living space.

The flat is just a short stroll from Rochester High Street, where you can enjoy a variety of shops, cafes, and restaurants, as well as the Rochester Train Station, providing excellent transport links for those commuting to London. The location is not only practical but also steeped in history, with The Vines, a Grade II listed park, nearby. This picturesque park is surrounded by some of Rochester's most significant architectural landmarks, including Restoration House, famously associated with Charles II.

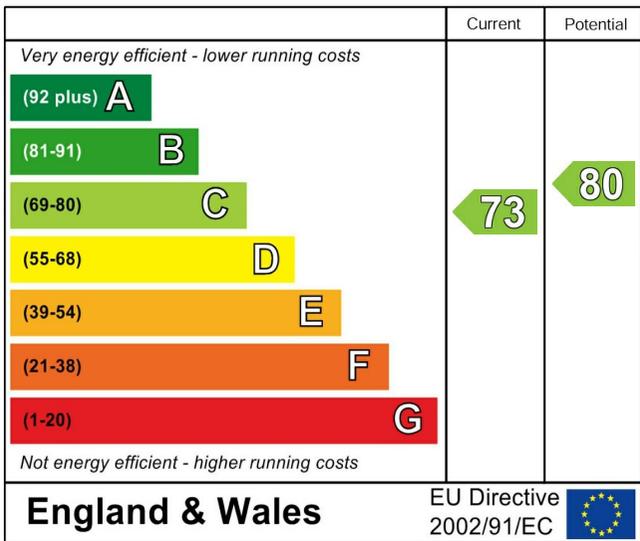
Additionally, the iconic Rochester Castle and Cathedral are within easy reach, often hosting events that celebrate the rich heritage of this historic city. Living here means you will have a wealth of cultural experiences right on your doorstep.

Inside, the flat welcomes you with a hallway leading to a spacious lounge, perfect for relaxation or entertaining guests. The kitchen is equipped with a range of wall and base units, providing ample storage and space for a washing machine. Parking is in with a permit requirement.

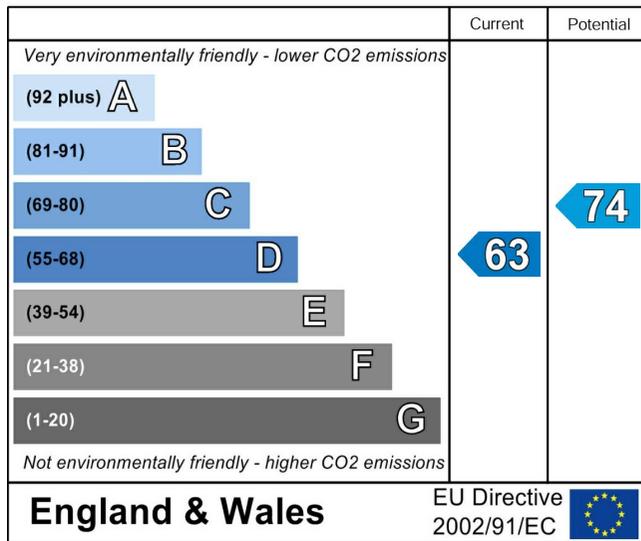
This flat is a rare find in a sought-after location, offering both modern living and a connection to the vibrant history of Rochester. Don't miss the opportunity to make this charming property your new home.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



First Floor  
405 sq.ft. (37.6 sq.m.) approx.

Top Floor  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.  
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**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.

