



Flat 1 Moat House Castle Hill

Rochester, Kent, ME1 1QQ

Greenleaf are delighted to offer for rent this impressive ground floor, two-bedroom Apartment located on an enviable position adjacent to the castle and river, in Rochester. Offering; large entrance outer hallway leading to the front door and into an L-shaped hall giving access to bedroom one, bathroom, two large storage cupboards, kitchen/diner, lounge, and bedroom two. Rare for this location, the Apartment has its own allocated parking. Combined with being just a short walk to Rochester station with 35-minute fast trains to London St Pancras. The historic High Street offers a range of cafes, bars, boutiques, restaurants, and the famous Rochester Cathedral, whilst further shopping and leisure amenities are a short walk over the bridge to Strood. All A2/M2/M20 road links are also a short drive away. Gas central heating. Available now. Call 01634 730672 to register and book a viewing.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£1,200 Per Month

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- IMPRESSIVE TWO BEDROOM GROUND FLOOR APARTMENT
- OFF ROAD PARKING
- CLOSE TO A2/M2/M20 ROAD LINKS AND ALL LOCAL AMENITIES
- AVAILABLE NOW
- SPACIOUS CHARACTERFUL ACCOMMODATION THROUGHOUT
- RARELY AVAILABLE RIVERSIDE / CASTLE-VIEW LOCATION
- 5 WEEK DEPOSIT £1384.61 (RENTX12/52X5)
- GOOD SIZE LOUNGE AND SEPARATE KITCHEN/DINER
- WALK TO HISTORIC HIGH STREET, STATION, RESTAURANTS, BARS, SHOPS AND CAFES
- 1 WEEK HOLDING DEPOSIT £3276.92 (RENTX12/52)

Outer Hallway

23'7" x 7'6" (7.20m x 2.3m)

Entry-phone system into spacious outer hallway solely for the apartment, useful storage space, doorway to side into apartment from here.

Entrance Hallway

15'5" x 3'11" / 14'5" x 7'10" (4.7m x 1.2m / 4.4m x 2.4m)

Spacious L-shaped hallway, with new carpet and neutral decor, coving, radiator, wall lights, access to bedrooms, bathroom, kitchen-diner, two large storage cupboards, and lounge.

Bedroom One

16'2" x 13'7" (4.95m x 4.15m)

Great size double bedroom with feature bay window to front of property with partial river views, further original windows side, panelled ceiling with coving, neutral new carpet and decor.

Lounge

16'8" x 13'9" (5.1m x 4.2m)

Spacious lounge with feature bay-window to front of property with river views, neutral new carpet and decor continued, picture rails, built-in shelving, and entry-phone.

Bathroom

13'7" x 4'9" (4.15m x 1.45m)

Another good size room with white suite consisting of bath with shower over, basin and WC, new grey vinyl flooring, partial white walls tiles with neutral decor, window to side of property, radiator.

Kitchen/Diner

17'6" x 9'0" (5.35m x 2.75m)

Doors from both the hallway and lounge lead into the kitchen/diner- the dining area is carpeted, with neutral decor and ample space for a table and chairs, leading "open-plan" into the modern

kitchen area boasting a good range of white gloss wall and floor cupboards with contrasting grey vinyl worktops and neutral splashback tiles, new grey vinyl flooring, built-in electric hob and oven, separate fridge-freezer, space and plumbing for washing machine, window to side.

Bedroom Two/Office

9'2" x 6'10" (2.8m x 2.1m)

Attractive glass-panelled doorway with windows either side into this lovely second bedroom/office, with attractive original archway and feature windows either side of the room, further window to front of property and original panelled walls. Neutral new carpet and decor continued.

Off Road Parking

Off road parking space for one car directly in front of the apartment.



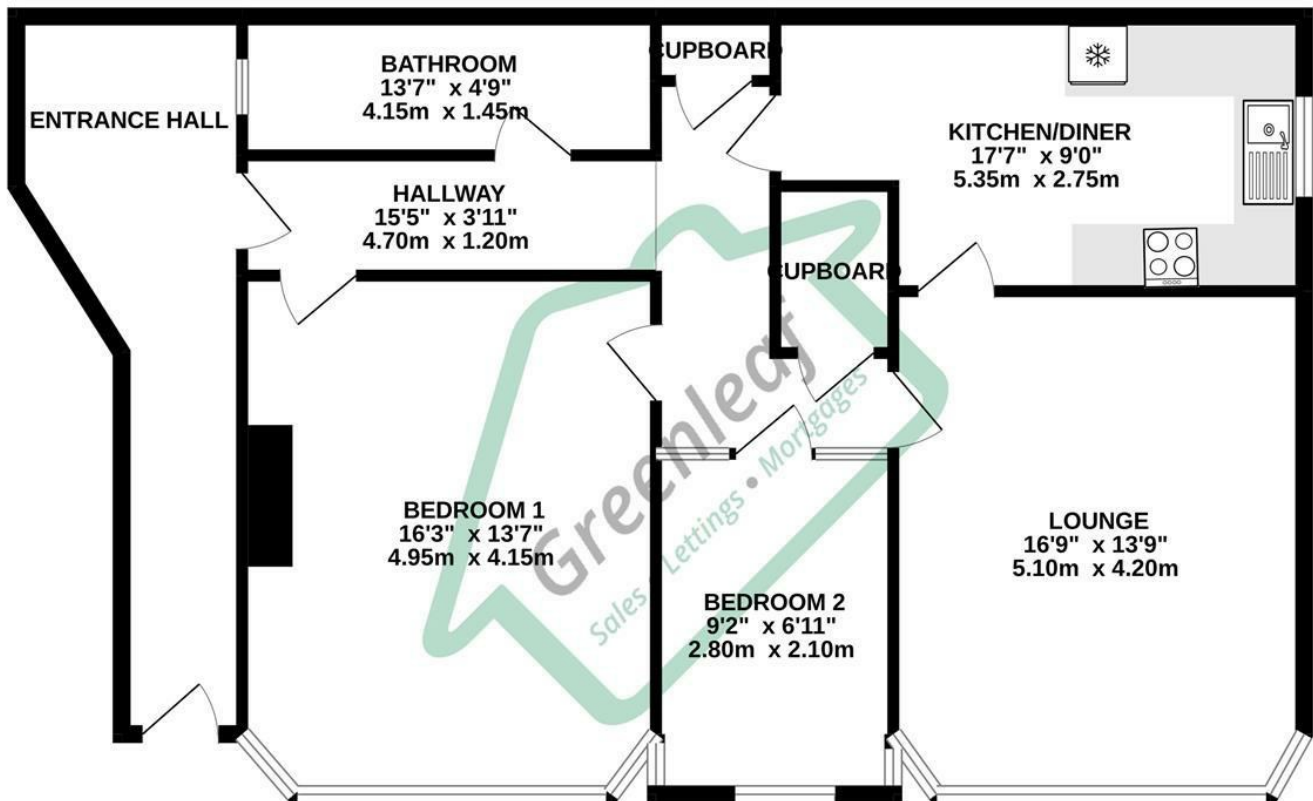
Directions

Tel: 01634730672



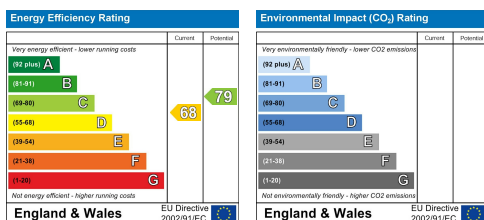


GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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