



# Bridge House Valetta Way

Rochester ME1 1TB

**Offers Over £220,000**



Nestled in the charming area of Valetta Way, Rochester, this purpose-built flat offers a delightful blend of modern living and historical charm. The property features two well-appointed bedrooms, with the master benefiting from an ensuite bathroom, ensuring comfort and privacy. The family bathroom is also tastefully fitted, catering to all your needs. As you enter the flat, you are welcomed by a spacious entrance hall that leads to a well equipped fitted kitchen and generous lounge diner. This inviting space is perfect for relaxation and entertaining, and it opens up to a lovely balcony that boasts stunning views of the River Medway, providing a picturesque backdrop to your daily life. The flat is conveniently located just a short walk from Rochester's historic town centre, where you can explore a variety of shops, cafes, and cultural attractions. Additionally, Rochester train station is nearby, making commuting a breeze. For those with vehicles, the property offers two allocated parking spaces, a rare find in such a desirable location. The flat is EPC rated B, ensuring energy efficiency, and falls under council tax band D.

With a 125-year lease and 95 years remaining, along with a ground rent of £300 per year and a service charge of £1,680 per year, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this stunning flat your new home in Rochester.



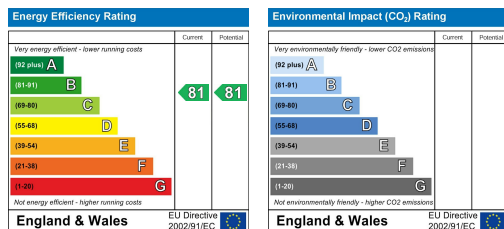
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>