

Cambria Avenue, Rochester, Kent, ME1 3HY

Guide Price £180,000

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- Well-presented two-bedroom apartment offering comfortable and well-balanced accommodation throughout.
- EPC Grade C – modern and energy efficient
- Private rear garden, a rare and valuable feature for an apartment, offering useful outdoor space.
- Long lease with approximately 177 years remaining, providing long-term peace of mind
- Walking distance to Rochester Station
- Offered with no forward chain, allowing for a smoother and potentially quicker purchase process.
- High-speed rail links to London in around 35 minutes, making it perfect for professionals.
- Ideal for first-time buyers, downsizers or investors, offering flexibility and strong overall appeal.
- Excellent commuter location, ideal for those travelling for work or leisure.
- Walking distance to the Historic High Street, with shops, restaurants and amenities close by.

Approx. 57.5 sq. metres (618.5 sq. feet)



The information provided about this property does not constitute or form part of an offer or contract, nor be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents, all times are approximate and quoted for guidance only as floor plans not imply that they are necessarily in working order or fit for the purpose.

Offered with no forward chain, this spacious two-bedroom apartment is an excellent opportunity for first-time buyers, downsizers or buy-to-let investors.

With approximately 177 years remaining on the lease, the property provides long-term security and strong investment appeal. The accommodation includes a bright lounge/diner, fitted kitchen, two well-proportioned bedrooms and a modern bathroom with shower over bath. A private rear garden adds valuable outdoor space, rarely found with apartments in this location.

Ideally positioned within walking distance of Rochester Train Station, the historic High Street and local amenities, with high-speed rail links to London in around 35 minutes.

Early viewing is recommended.