



## 10 Bishops Walk High Street Rochester, Kent, ME1 1JF

Greenleaf are delighted to offer for rent this ground-floor, two bedroom Apartment, just off Rochester High Street with a parking space. Offering two double bedrooms, open-plan lounge and kitchen/diner complete with bar/office area and plenty of storage throughout. The layout comprises of, front door into the Apartment's entrance hall which has two large storage cupboards. Bedroom one, bathroom with a bath and overhead shower, lounge with open plan kitchen/diner and bedroom two. Within a short walk to Rochester Railway station with fast trains to London St Pancras International Station. Gas central heating. Available mid March. Viewings now.

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](mailto: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

# 10 Bishops Walk High Street

Rochester, Kent, ME1 1JF



- TWO DOUBLE BEDROOM GROUND-FLOOR APARTMENT
- OPEN-PLAN LOUNGE/KITCHEN/DINER
- WALK TO RESTAURANTS, BARS, BOUTIQUES, CASTLE AND CATHEDRAL
- AVAILABLE MID MARCH
- SOUGHT-AFTER HISTORIC HIGH STREET LOCATION
- BAR/OFFICE/ DINING AREA
- DEPOSIT £1384.61 ( 5 WEEKS RENT- RENTX12/52X5)
- COUNCIL TAX BAND C
- WALK TO STATION AND FAST TRAINS TO LONDON
- HOLDING FEE £276.92(1 WEEKS RENT - RENTX12/52)

## Communal Hallway

Well maintained communal hallway giving access to very useful large storage cupboard for No.10, door into the apartment, stairs up to first floor.

## Hallway

11'1" x 3'7" (3.4m x 1.1m)

"L shaped" hallway with cupboard housing quality boiler, double wardrobe, and access into bedroom one, bathroom, and lounge through to kitchen/diner and bedroom two. With engineered oak flooring, attractive modern oak doors throughout, downlighters, and neutral decor.

## Bedroom One

11'1" x 7'10" (3.4m x 2.4m)

Double bedroom with window to side with secondary glazing, downlighters, neutral carpet and decor.

## Bathroom

7'2" x 6'6" (2.2m x 2.0m)

With white suite consisting of bath with shower over, WC and basin, vertical chrome radiator, high ceiling with downlighters, neutrally tiled flooring and partial neutral wall tiles to bath area with decorative border.

## Lounge Area

20'0" x 12'5" (6.1m x 3.8m)

Impressive and spacious open-plan room with large relaxing/lounge area with feature carpet and neutral decor, downlighters and coving, open plan to kitchen/diner from here.

## Kitchen/Diner

15'1" x 11'3" (4.6m x 3.45m)

Recently new Howdens kitchen with gloss cupboards to wall and floor, sparkling black granite worktops with butchers block breakfast bar to one end, integrated fridge-freezer, electric hob,

dishwasher, (washing machine in hallway cupboard), downlighters, two windows to front with secondary glazing, feature lights and engineered oak flooring. To the side there is a further good size space currently used as bar/office area, with plenty of room for dining table and chairs if desired.

## Bedroom Two

10'9" x 9'8" (3.3m x 2.95m)

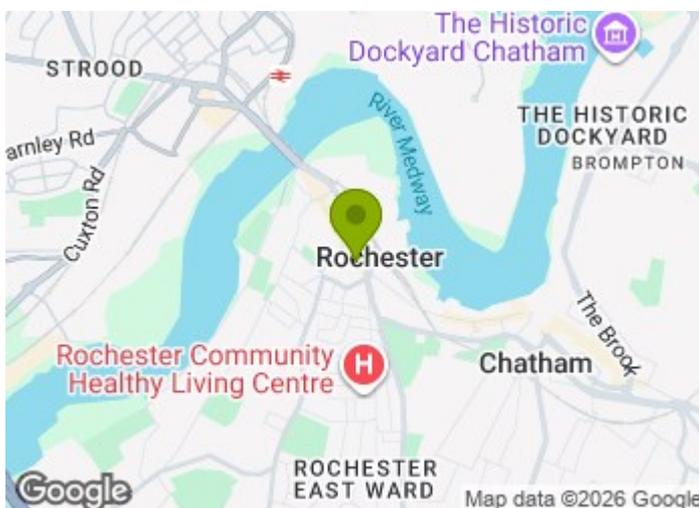
Double bedroom with window to front with secondary glazing, neutral carpet and decor.

## Front of Property

Attractive looking building over two floors, set back from High Street on Bishops Walk, a quiet residential cul de sac within a walk of all amenities.

## Car Parking Space

The car parking space is ideally located within the gated Davy Court development behind the Bishops Walk building, a 2 minute walk from the property.



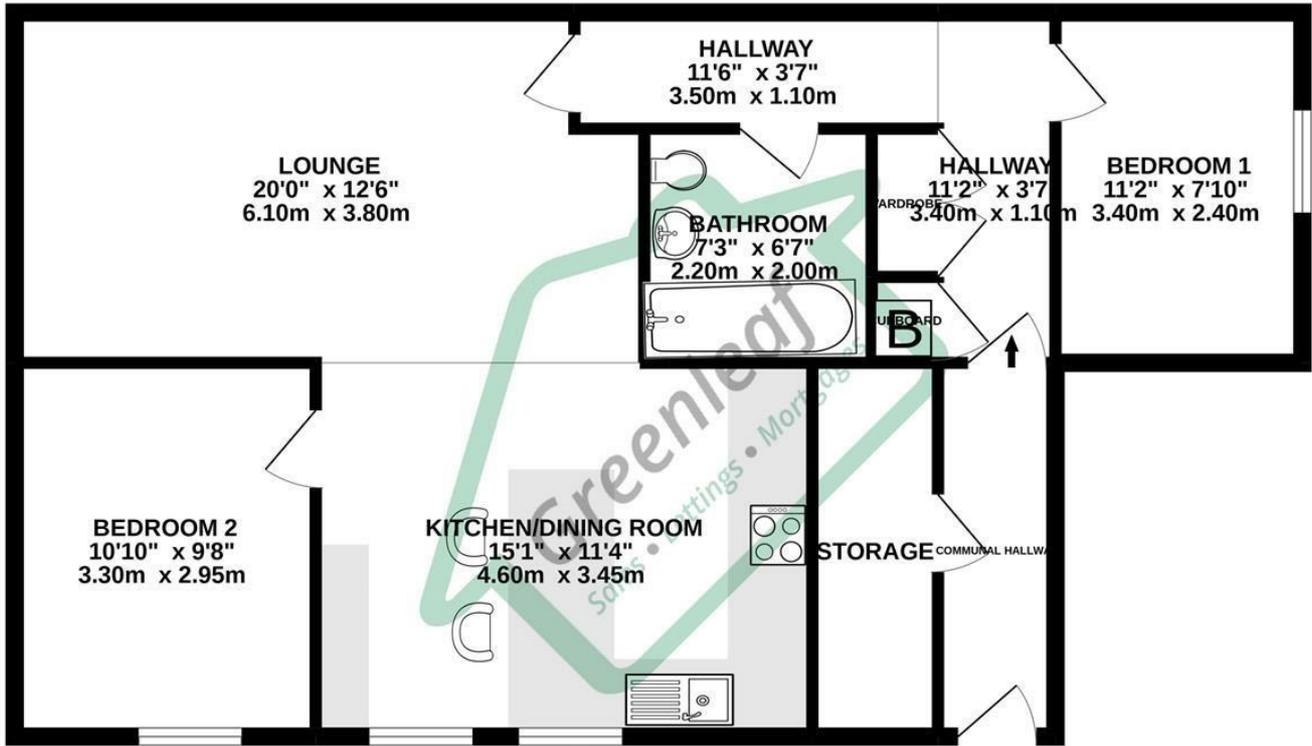
## Directions

Tel: 01634730672





**GROUND FLOOR**  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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