



# 1 Glenway Road

Rochester ME1 1RW

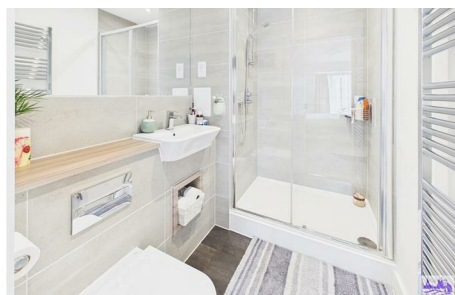
**Guide Price £310,000**



GUIDE PRICE - £310,000 - £320,000

Nestled on Glenway Road in the charming city of Rochester, this stunning nearly new apartment offers a perfect blend of modern living and convenience. Built in 2023, this two-bedroom, two-bathroom first floor property spans an impressive 714 square feet, making it an ideal choice for individuals or small families seeking a contemporary home. Upon entering, you are welcomed by a secure communal entrance hall that leads to your private internal entrance. The apartment features a spacious reception area, complete with a large fitted storage cupboard and a utility cupboard, ensuring that you have ample space for all your belongings. The two double bedrooms are thoughtfully designed, with the master bedroom benefiting from an en-suite shower room, providing both comfort and privacy. The heart of the home is the open-plan kitchen lounge/diner, which creates a warm and inviting atmosphere for entertaining or relaxing. This area seamlessly flows onto a delightful balcony that overlooks the picturesque river, offering a serene spot to unwind and enjoy the views. The property also benefits from an allocated parking space with electric car charge point. externally residents can also benefit from the rive side walks children's play park and fitness equipment. With an Energy Performance Certificate (EPC) rating of B and a council tax band of C, this property is not only stylish but also energy-efficient. Its prime location places you just a stone's throw away from Rochester train station and the historic high street, where you can explore a variety of shops, cafes, and cultural attractions. This apartment is a rare find in Rochester, combining modern amenities with a vibrant community atmosphere. Don't miss the opportunity to make this beautiful property your new home.


996 year remaining on lease



## Area Map



## Floor Plans



**Approximate total area<sup>m</sup>**  
714 ft<sup>2</sup>  
66.4 m<sup>2</sup>

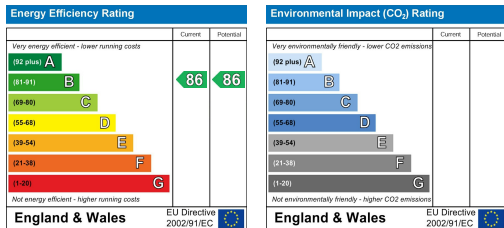
**Balconies and terraces**  
58 ft<sup>2</sup>  
5.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Efficiency Graph



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