



Valetta Way | Rochester | ME1 1LQ

Price £205,000



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Chain-Free One-Bedroom Flat with Allocated Parking – Bridge House, Valetta Way, Rochester

Located in the popular Bridge House, Valetta Way development, this well-presented purpose-built flat offers a superb opportunity for first-time buyers, professionals, or investors. Built in 1995 and spanning approximately 474 sq. ft., the property combines practical modern living with a highly convenient setting close to Rochester town centre.

The accommodation includes a generous lounge/diner (15'3" x 11'4"), ideal for relaxing or entertaining, and a well-proportioned bedroom (14'2" x 8'6") with built-in wardrobe. A separate kitchen (7'6" x 6'8") provides ample storage and worktop space, while the bathroom (6'8" x 5'7") is fitted with a full suite. The layout is

- Chain-free purpose-built flat in sought-after Bridge House, Valetta Way
- Double bedroom (14'2" x 8'6") with fitted wardrobe
- Modern bathroom with white suite
- Allocated parking space within communal car park
- Leasehold: 97 years remaining | Ground rent £215pa | Service charge £667pa
- Spacious lounge/diner (15'3" x 11'4") with bright outlook
- Separate kitchen with good storage and worktop space
- Approx. 474 sq. ft. / 44 sq. m. of accommodation
- Energy efficiency rating: B (81) – low running costs
- Excellent transport links – Rochester Station (high-speed to London), easy access to A2/M2

## Lounge/Diner

15'3" x 11'4" (4.64m x 3.46m)

## Kitchen

7'6" x 6'8" (2.30m x 2.02m)

## Balcony

## Bedroom

14'2" x 8'6" (4.32m x 2.59m)

## Bathroom

6'8" x 5'7" (2.02m x 1.71m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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