



Longhill Avenue, Chatham

£52,500


MARTIN&CO

AVAILABLE: Anyone wishing to place an offer on the property should contact (Agents Name, Address, and telephone number) before exchange of contracts.

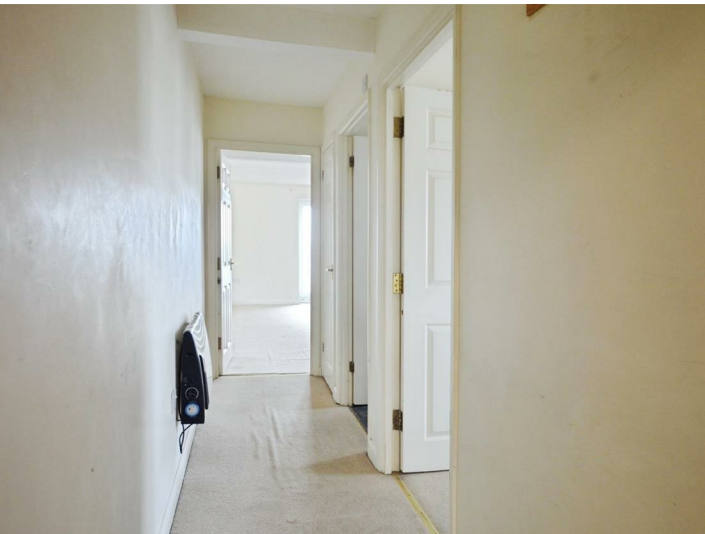
Chain free and suitable for cash purchases. This one-bedroom flat is for sale in Chatham and is suited to buyers looking for a property that needs renovation, particularly investors seeking a project. The flat offers an open-plan reception room and kitchen, providing a flexible layout for living, dining and cooking.

The open-plan kitchen allows for various design options as part of any refurbishment. There is one double bedroom and one bathroom, making the property appropriate for single occupants or couples.

Located within the Chatham area, which provides access to a range of nearby schools and everyday amenities. Chatham town centre offers supermarkets, shops and cafés, as well as leisure facilities and local services. Chatham railway station is the nearest mainline station, offering regular services to London Victoria, London St Pancras International and London Charing Cross, with typical journey times to central London of around 40–50 minutes, depending on the service. Services also run towards Gillingham, Rainham and the wider Medway area, providing onward connections across Kent.

Road links in and around Chatham give access to the A2 and M2, connecting towards London, the M25 and coastal towns. Local bus services operate between residential areas, the town centre and neighbouring Medway towns, supporting access to shopping, education and employment centres. Overall, this one-bedroom flat represents an option for investors looking for a renovation project in a Chatham location with access to local schools, town-centre facilities and rail links to London and surrounding areas.

The ground rent increases by £50.00 every 25 years from 2029 until it reaches £300.00 per annum
Appliances have not and will not be tested





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.
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