



**Old Road, Chatham**

**1 Bedroom, 1 Bathroom, Flat - Purpose Built**

**£170,000**





- Immaculate one-bedroom flat
- Spacious open-plan living and kitchen
- Double master bedroom
- Modern well-appointed bathroom
- LOW Service Charge
- Energy-efficient EPC rating B
- Council Tax B
- Excellent rail links to London - 2 minute walk
- Ideal for commuters
- Gas Central Heating

Charming and immaculate one-bedroom flat built in 2020 is offered for sale in Chatham and is particularly well suited to first-time buyers and investors. The property features an open-plan layout, combining the reception room and kitchen into a spacious and versatile living area. The kitchen benefits from natural light, enhancing the sense of space and providing a comfortable environment for everyday living and dining. The flat includes a double master bedroom and a well-appointed bathroom, creating a practical home in a sought-after location.

Chatham offers a wide range of local amenities, including shops, cafés, and leisure facilities within easy reach. Nearby schools provide options for primary and secondary education, supporting those looking for a long-term base in the area.

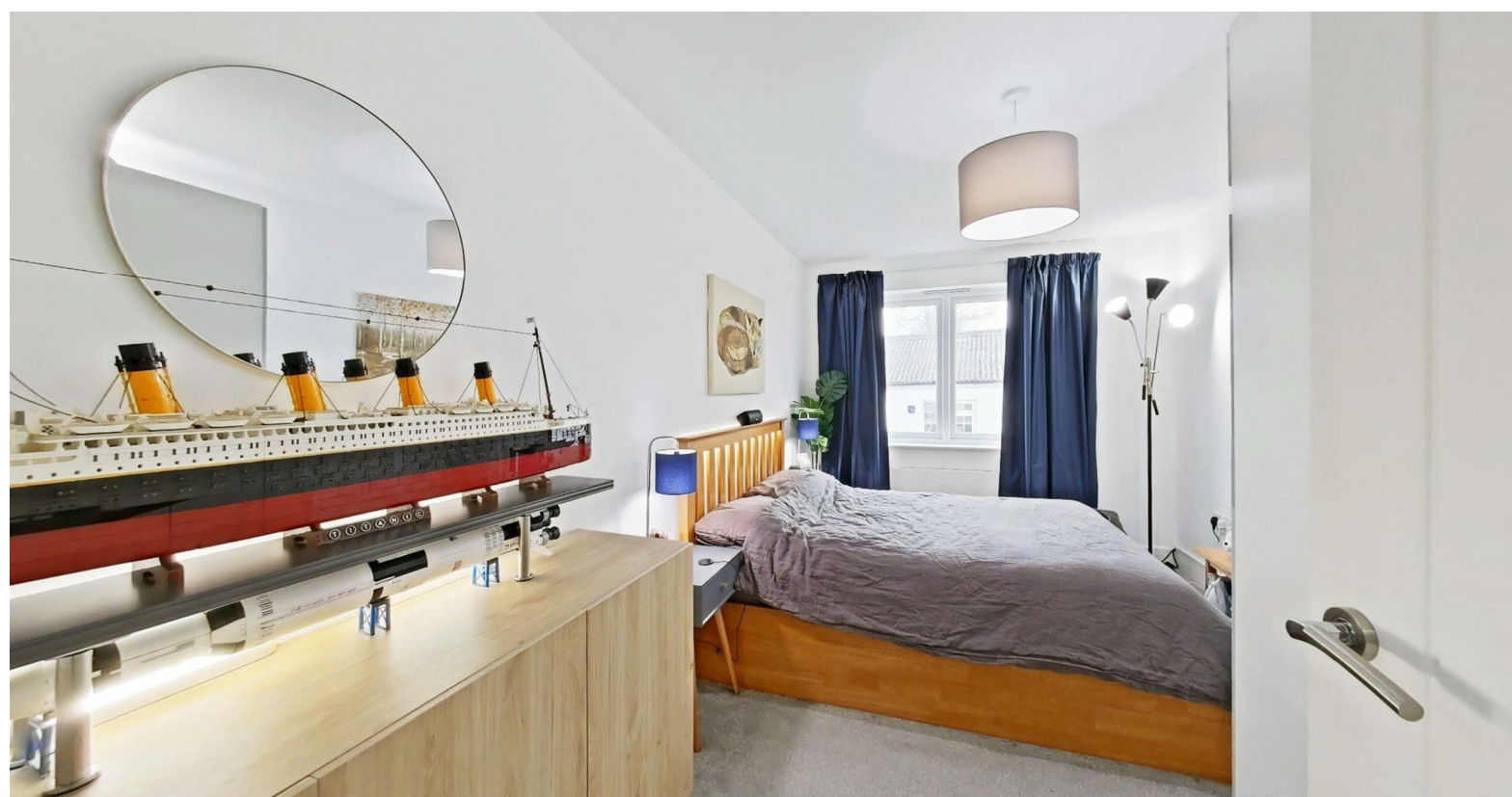
Chatham railway station is conveniently located for commuters within a two minute walk, offering regular services to London Victoria, London St Pancras International and London Charing Cross, with journey times typically around 40–50 minutes, as well as routes towards Rochester, Gillingham and the Kent coast. Local bus services also connect Chatham with neighbouring towns, providing additional public transport options.

Residents can enjoy nearby green spaces such as the Great Lines Heritage Park and riverside walks along the Medway, while Chatham High Street and the Dockside area offer further shopping, dining and entertainment.

The property has an EPC rating of B and falls within Council Tax Band B, making it an efficient and manageable home in a well-connected part of Chatham.

EPC: B  
 Council Tax: B  
 Service Charge: £925pa  
 Ground Rent: £150pa  
 Lease remaining: 120 years





### Energy Efficiency Rating

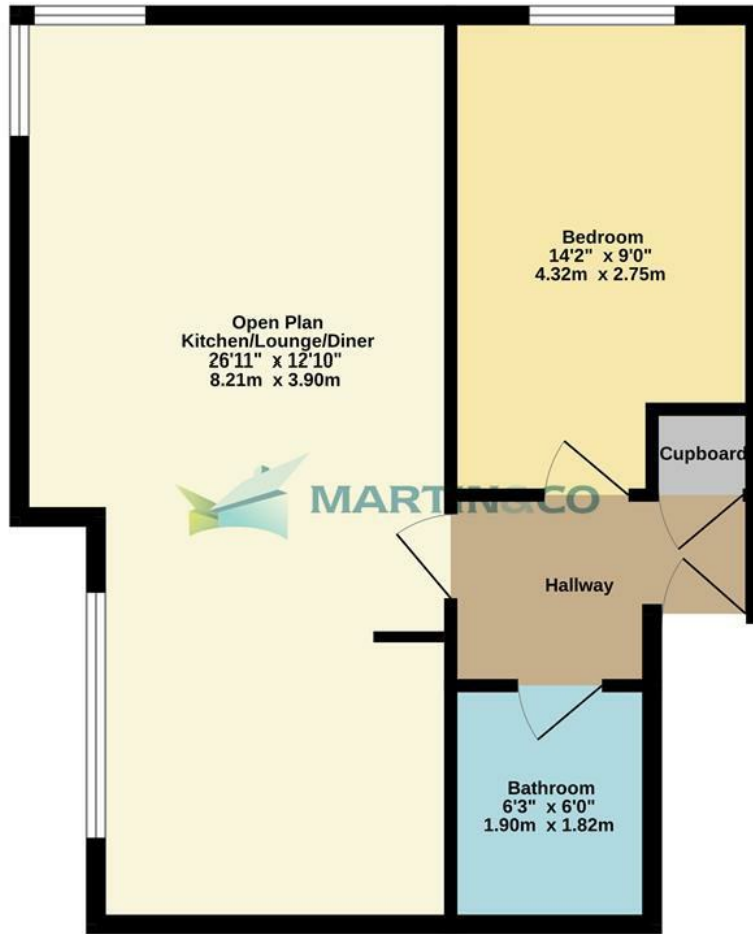
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Mid Floor  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.