





ME1 Location: Darwin Court

1 Bedroom, 1 Bathroom, Flat - Purpose Built

£170,000

MARTIN&CO



- Great size one bedroom property for sale
- Modern and upgraded appliances. New double glazing throughout
- Low Lease and Service Charge
- Newly fitted kitchen
- Open-plan living area with bespoke office space
- New bathroom with steam shower
- LIFT
- Allocated underground secure parking space
- Just a few minutes walk to Rochester High Street and the Station
- To view, call 01634 838700

We are proud to present this lovely airy one-bedroom property for sale in Rochester. Offering not only a practical layout suited to both first-time buyers and investors but spacious living area providing a flexible reception space for seating and dining, but includes a bespoke office area that is ideal for home working or study.

There is a newly fitted kitchen, specified with a Quooker Flex pull-out chrome tap for instant boiling water, fitted white goods adding convenience to everyday cooking and cleaning. The new bathroom features a premium steam shower, offering a modern upgrade. The flat benefits from incredible views both day and night, which enhance the overall sense of light and openness.

Within the building there is LIFT access, the flat also comes with allocated underground secure parking, which is particularly useful in this central location.

Located in Rochester, the flat is just a two-minute walk from the high street, where you will find a range of cafés, restaurants, independent shops and essential services. Historic landmarks such as Rochester Castle and Rochester Cathedral, along with riverside walks by the River Medway, are within easy reach.

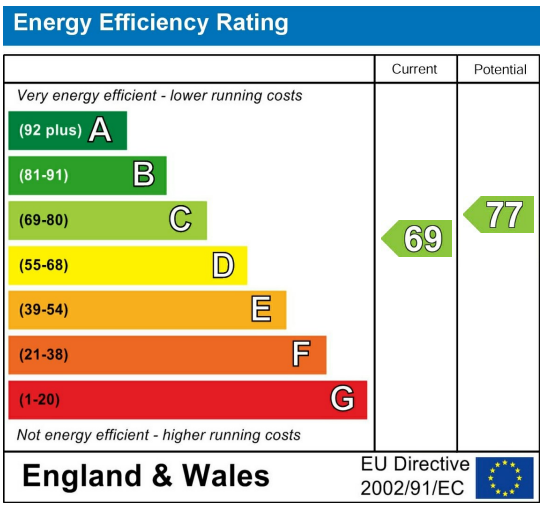


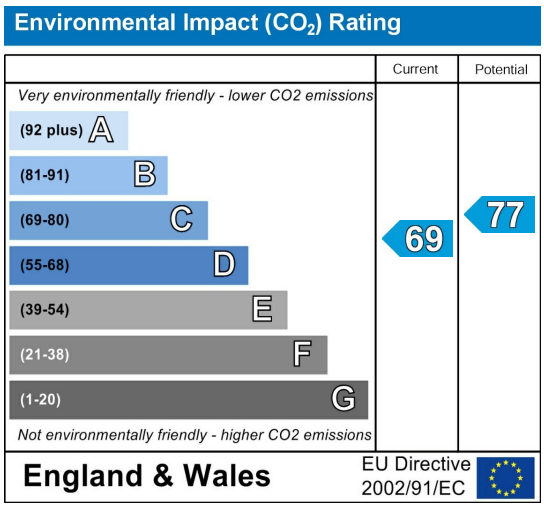
Rochester railway station is accessible on foot and provides regular services to London Victoria, Charing Cross and St Pancras International, with typical journey times of around 35–45 minutes.
Service Charge: £1,996.68pa
Ground Rent: £85pa
Lease details: 125 years from 2015
EPC: C
Council Tax Band: B
Mobile Data: EE, Three, Vodafone and O2 Available
Broadband Data: Standard, Superfast and Ultrafast available
Flooding Risks: All Low








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
77
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
69
77
England & Wales
EU Directive 2002/91/EC

MARTIN&CO




2.4m
DARWIN COURT

Top Floor
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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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Martin & Co Medway Sales
161 High Street, Rochester, Kent, ME1 1EH
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http://www.martinco.com

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, seller(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.