01634 379 799

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HARRISONS REEVE

47 Mckenzie Road

• Chatham

Price: £185,000

47, Mckenzie Road, , ME5 8DQ
£185,000

- 2 BEDROOM FIRST FLOOR MAISONETTE
- APPROX. 672 SQ FT OF LIVING ACCOMMODATION
- LOCATED WITHIN REACH OF LOCAL SCHOOLS, SHOPS AND TRANSPORT LINKS
- GARDEN AREA
- ON STREET PARKING
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "B"
- 81 YRS REMAINING ON LEASE
- GROUND RENT £79 P.A; SERVICE CHARGE £561.57 P.A

Nestled in the heart of Lordswood, Chatham on the charming Mckenzie Road, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The inviting reception room serves as a welcoming space for relaxation and entertainment, providing ample room for furnishings and personal touches. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The maisonette features a shower room, ensuring that your daily routines are both comfortable and efficient. The property is well-maintained, allowing you to move in with ease and start enjoying your new home right away.

Located in a vibrant area, you will find a variety of local amenities within easy reach, including shops, parks, and public transport links, making commuting and daily errands a breeze.

This charming maisonette on Mckenzie Road is a wonderful opportunity for those looking to settle in Chatham. With its appealing features and prime location, it is sure to attract interest. Don’t miss your chance to make this lovely property your new home.

Porch

Entrance Hall

Bedroom 1
13'6" to front of wardrobes x 9'3" (4.14m to front of wardrobes x 2.83m)

Lounge
15'8" x 10'11" (4.78m x 3.35m)

Kitchen
10'11" x 8'9" (3.35m x 2.67m)

Shower Room

Bedroom 2
11'11" max x 10'3" (3.65m max x 3.13m)

Exterior

Rear Garden

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

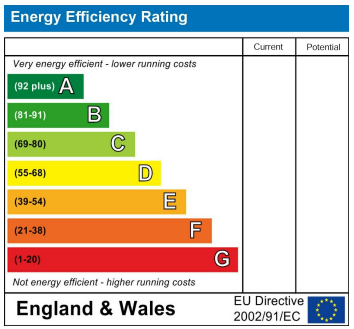
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

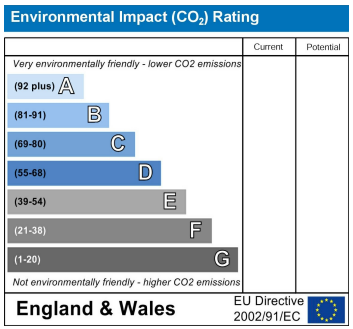
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.





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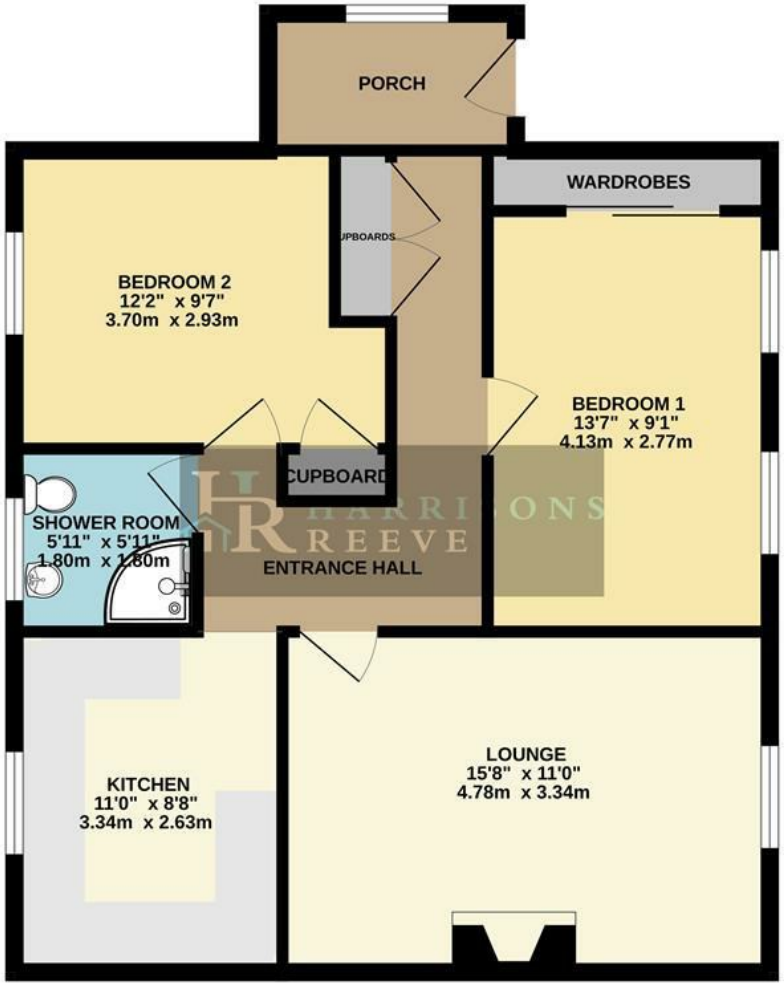
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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