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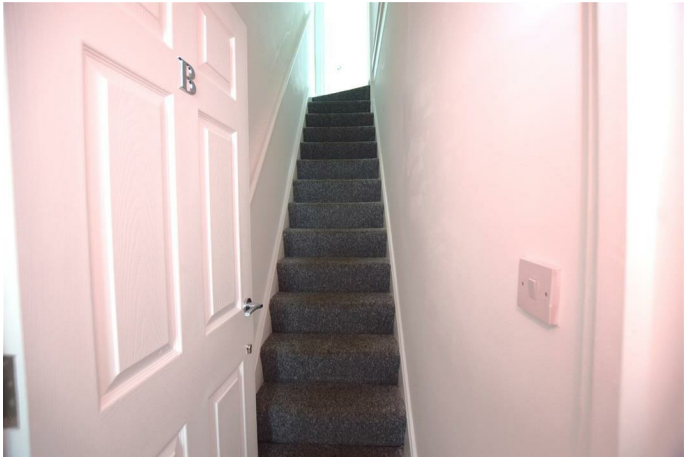
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31 Langdon Road

• Rochester

Price: £1,250 Per Month



31, Langdon Road, , ME1 1UN
£1,250 Per Month

- TWO BEDROOM FLAT
- RENT £1,250 PCM DEPOSIT £1,442, TENANT HOLDING DEPOSIT £288
- FIRST FLOOR SPLIT LEVEL
- CLOSE TO HISTORIC ROCHESTER
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- RECENTLY REFURBISHED
- EPC RATING C
- MEDWAY COUNCIL TAX BAND 'A'
- AVAILIABLE FROM 28TH AUGUST 2026

Welcome to this charming flat located on Langdon Road in the historic town of Rochester. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The flat boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home.

Recently redecorated, the interior of the flat presents a fresh and inviting atmosphere, allowing you to move in with ease and make it your own. The modern bathroom is designed for both functionality and comfort, ensuring a pleasant experience for daily routines.

Situated in Rochester, this property benefits from the town's rich history and vibrant community. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links for those commuting to nearby cities.

This flat on Langdon Road offers a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a picturesque setting. Don't miss the chance to make this lovely property your new home.

ENTRANCE HALL

LOUNGE

14'11" x 12'4" (4.55 x 3.77)

KITCHEN

11'6" x 8'3" (3.52 x 2.53)

BATHROOM

8'3" x 5'5" (2.54 x 1.66)

BEDROOM 1

8'9" x 8'9" (2.67 x 2.67)

BEDROOM 2

15'1" x 12'2" (4.62 x 3.71)

Holding Deposit

A refundable holding deposit is required to reserve a property. This is one week's rent calculated as monthly rent x 12 / 52

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.



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		
	71	77
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		
(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		

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FIRST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

SECOND FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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