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7 Station Road

Strood • Rochester

Price: Offers In Excess Of £200,000



7, Station Road, Strood, ME2 4WQ

Offers In Excess Of £200,000

- PRICE £200,000
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- SHARED OWNERSHIP - OPPORTUNITY TO GET ON THE PROPERTY LADDER
- ALLOCATED PARKING SPACE
- FAMILY BATHROOM
- SHARED COURTYARD GARDEN
- 5 MINUTE WALK TO STROOD TRAIN STATION
- EPC RATING B
- MEDWAY COUNCIL TAX BAND C

Nestled on Station Road in the charming area of Strood, Rochester, this delightful flat presents an excellent opportunity for those looking to step onto the property ladder through shared ownership. The residence boasts a spacious lounge/diner, perfect for both relaxation and entertaining guests.

With TWO generously sized DOUBLE bedrooms, including a master suite complete with an en-suite shower room, this flat offers comfort and privacy. The additional bathroom ensures convenience for both residents and visitors alike.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. Furthermore, the flat is conveniently located just a five-minute walk from Strood train station, providing easy access to local amenities and transport links.

This property is ideal for first-time buyers or those seeking a modern living space in a vibrant community. Don't miss the chance to make this flat your new home.

Medway Council tax band B
EPC Rating B

ENTRANCE HALL

BEDROOM 1

12'1" x 10'5" (3.7 x 3.2)

With door to en-suite shower. Window and radiator.



EN-SUITE SHOWER ROOM

6'10" x 5'2" (2.1 x 1.6)

With shower cubicle, WC, sink and radiator.

BEDROOM 2

10'9" x 8'2" (3.3 x 2.5)

With window and radiator.

LOUNGE DINER

14'9" x 12'9" (4.5 x 3.9)

With window and radiator.

KITCHEN

8'6" x 5'10" (2.6 x 1.8)

With base and eye level units, integrated electric cooker with gas hob, cooker hood above, space for washing machine and integrated fridge/freezer.

COURTYARD GARDEN

ALLOCATED PARKING SPACE

1 allocated parking space.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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.



NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Important Notice

Harrison's 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.

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



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			
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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GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 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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