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www.harrisonsreeve.com



31 Langdon Road

• Rochester

Price: £990 Per Calendar Month



31, Langdon Road, , ME1 1UN
£990 Per Calendar Month

- ONE BEDROOM FLAT
- RENT £990 PCM DEPOSIT £1,142, TENANT HOLDING DEPOSIT £228
- CLOSE TO HISTORIC ROCHESTER
- RECENTLY REFURBISHED
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EPC RATING 'D'
- MEDWAY COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES
- GARDEN

Nestled in the charming area of Langdon Road, Rochester, this delightful flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The flat features a welcoming reception room, providing a warm atmosphere for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the lovely courtyard garden, which offers a private outdoor space to enjoy fresh air and sunshine, perfect for those who appreciate a touch of nature in their daily lives.

Situated in a desirable location, this flat is within easy reach of local amenities, including shops, cafes, and transport links, making it an excellent choice for those who value accessibility. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to embrace a comfortable lifestyle in the heart of Rochester. Don't miss the chance to make this charming property your new home.

Lounge
12'4" x 11'7" (3.78 x 3.54)
Window to front, carpet, radiator

Kitchen
11'3" x 9'6" (3.45 x 2.90)
Bay window to side, radiator

Bedroom
12'0" x 8'4" (3.66 x 2.56)
Window to rear, radiator, carpet



bathroom
6'0" x 5'3" (1.85 x 1.61)
window to rear, low level toilet, pedestal wash basin, bath with shower mixer tap. radiator.

Cellar
13'6" x 11'7" (4.13 x 3.55)

Garden
Pation and lawn area with some well established shrubs

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.

Permitted Tenant Fees
All tenants are required to pay rent, but detailed below are other permitted payments before, during or after the tenancy agreement.

Holding Deposit : Equal to one week's rent of the agreed monthly rental value (calculated by monthly rent x 12 / 52). This will normally be taken off the first month's rent payment prior to moving into the property

Security Deposit : Capped at 5 week's rent where the annual rent is less than £50,000 or 6 weeks where the total annual rent is £50,000 or above.

Tenancy Variation : A maximum fee of £50 inc VAT may be applicable if the tenant(s) request, and the landlord approves a variation to the tenancy agreement.

Key Replacement : The cost of any replacement key, key fob or security device that has been lost or broken.

Early Termination : Upon receipt of a written request from the tenant(s) and acceptance of the landlord, to terminate the tenancy prior to the fixed term, a fee equivalent to the landlord's costs to re-let the property will be due.

Default Fees : Only applicable if written into the tenancy agreement and covers late payment of rent, limited to 3% over the Bank of England base rate for each day the rent is outstanding and applies to rent that is more than 14 days overdue.

Utilities : To include gas, water, sewerage, electricity or any other fuel unless otherwise included within the rent

Council Tax : Payable to the billing authority unless classed as exempt.

Communications : Telephone & Broadband Charges unless otherwise included within the rent

Cable/Satellite : Both the installation (upon approval from the landlord where required) and subscription to the relevant suppliers unless otherwise included in the rent

Television License : Payable to the billing authority.

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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.

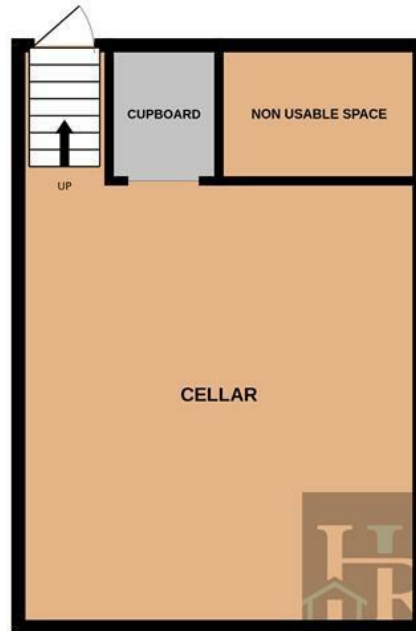


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		
EU Directive 2002/91/EC		

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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BASEMENT
409 sq.ft. (38.0 sq.m.) approx.



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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