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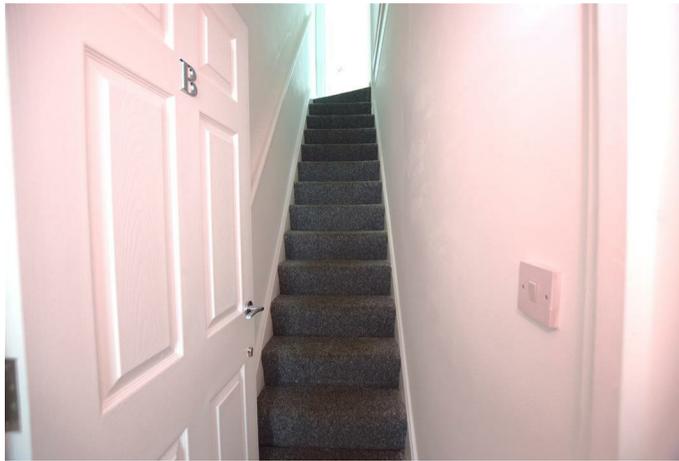
www.harrisonsreeve.com



31 Langdon Road

• Rochester

Price: £1,250 Per Calendar Month



31, Langdon Road, , ME1 1UN  
£1,250 Per Calendar 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'

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.

#### 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.

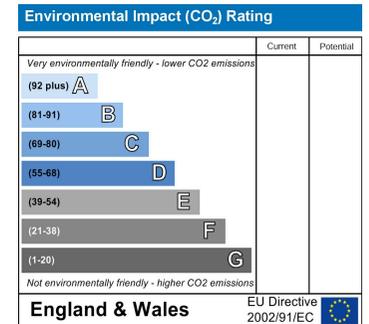
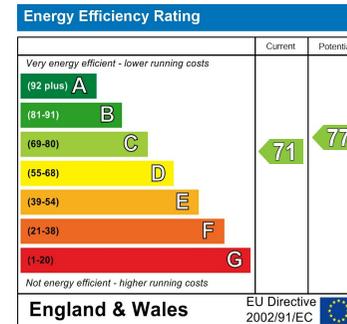
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#### Important Notice

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. Purchasers must satisfy themselves by inspection or otherwise



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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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