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www.harrisonsreeve.com



95B City Way

• Rochester

Price: £1,600 Per Month



95B, City Way, , ME1 2BA
£1,600 Per Month

- 3 BEDROOM DETACHED HOUSE ON POPULAR CITY WAY, ROCHESTER
- RENT £1,600PCM, SECURITY DEPOSIT £1,846, TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT
- OFF ROAD PARKING TO FRONT FROM SHARED DRIVEWAY FOR 1 CAR
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENANCE REAR GARDEN
- AVAILABLE WITH IMMEDIATE EFFECT
- EPC RATING "C"
- MEDWAY COUNCIL TAX BAND "D"

* RENT £1,600PCM, SECURITY DEPOSIT £1,846 TENANT HOLDING DEPOSIT EQUAL TO 1 WEEK'S RENT *

Nestled in the charming area of City Way, Rochester, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an impressive 969 square feet, providing ample space for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. The well-designed layout includes three inviting bedrooms, each offering a peaceful retreat for rest and relaxation. The property also features a well-appointed bathroom, ensuring convenience for all residents.

The location of this home is particularly appealing, as it combines the tranquility of suburban life with easy access to local amenities and transport links. Rochester is known for its rich history and vibrant community, making it a wonderful place to call home.

This property is perfect for those looking for a modern, detached house in a desirable area. With its thoughtful design and prime location, it presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

Entrance Hall
UP/Vc entrance door, stair case to first floor.

WC
Double glazed window to side. Suite comprising low level WC and wash hand basin. Extractor fan.

Lounge
14'9" x 9'6" (4.51m x 2.92m)
Double glazed French doors to rear garden. Double glazed window to rear.

Kitchen/Diner
14'8" x 9'10" (4.49m x 3.01m)
Double glazed window to front. Modern high gloss fitted kitchen with integrated dishwasher, washing machine and fridge/freezer. Built in electric oven and 5 ring gas hob.

Landing
Radiator.

Bedroom 1
14'6" x 9'10" (4.44m x 3.01m)
2 double glazed windows to front. Radiator.

Bedroom 2
9'6" x 7'7" (2.92m x 2.32m)
Double glazed window to rear, radiator.

Bedroom 3
9'6" x 6'8" (2.92m x 2.05m)
Double glazed window to rear, radiator.

Bathroom
Double glazed window to side. Suite comprising panelled bath with shower unit over, low level WC and wash hand basin. Chrome heated towel rail

Exterior

Rear Garden
Approx. 20' in depth mainly laid to lawn and paved patio. Side pedestrian access.

Frontage
Block paved driveway providing off road parking for 1 car.

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.

Harrisons Reeve is a member of The Property Ombudsman which a redress scheme and Propertymark which is a client money protection scheme.

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.

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.

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

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

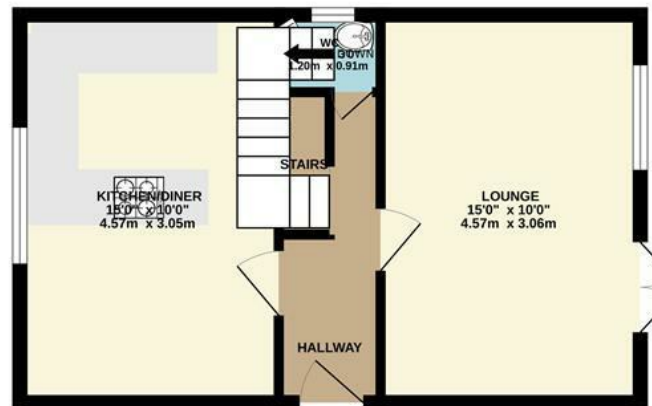


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	87
England & Wales		
EU Directive 2002/91/EC		

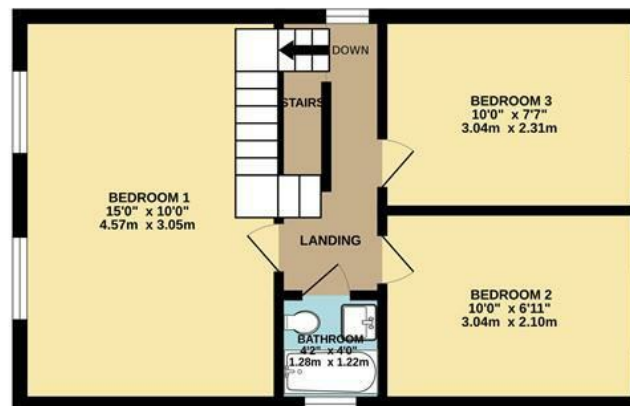
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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