



Boxley Road, Chatham ME5 9LF

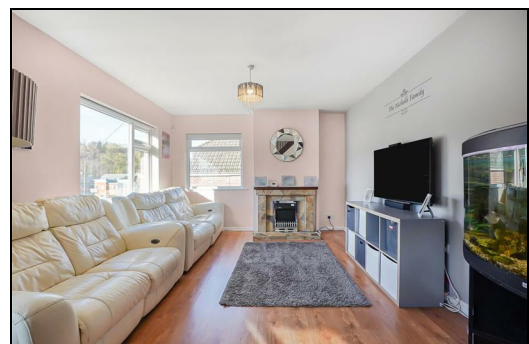
Offers Over £280,000

CR Real Estate are pleased to present this spacious three double bedroom duplex apartment in the heart of Walderslade Village on Boxley Road.

This wonderful home is flooded with natural light, and benefits from no additional ground rent to pay and a charge of £300 per annum for buildings insurance, making this home is very cost effective. The freeholder is also willing to sell the freehold of the property to the new buyer upon completion, meaning that it would no longer be a leasehold property.

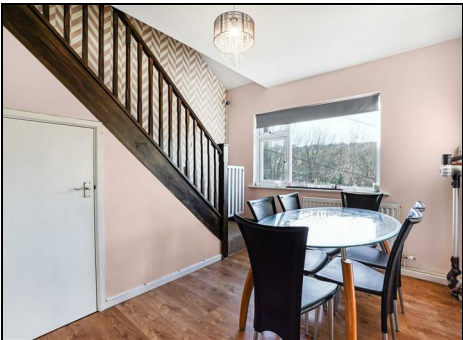
The ground floor of this property offers two double bedrooms, a spacious living room/dining room with large under stairs storage cupboard, family bathroom and a modern kitchen with access into your own private rear garden. To the first floor you will find the master bedroom which benefits from Velux windows that offer fantastic views of the local landscape, the family shower room plus alcoves for extra storage space. Externally, this property benefits from off road parking to the front with garage and parking for two cars; and a large rear garden with an abundance of potential that backs on to the local woodlands.

Centrally located within Walderslade village this home is located with easy access to a variety of local amenities including shops, restaurants and cafes and the library. Additionally, for commuters there is easy access to the M2 and M20 motorways as well as being within a short drive to Rochester/Chatham station which offers links to surrounding areas and London.



Entrance Hall	
Lounge	13'5" x 11'11" (4.11 x 3.65)
Dining Room	11'11" x 7'7" (3.65 x 2.32)
Kitchen	11'3" x 9'4" (3.44 x 2.86)
Bathroom	6'5" x 6'0" (1.98 x 1.84)
Bedroom One	21'1" x 14'10" (6.43 x 4.53)
Ensuite	9'8" x 5'8" (2.95 x 1.75)
Bedroom Two	12'2" x 10'9" (3.71 x 3.30)
Bedroom Three	12'2" x 8'0" (3.71 x 2.44)
Garage	
Garden	

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	76	78			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ESTATE AGENCY : REDEFINED

