



# Flat A, 315 High Street

Rochester ME1 1BU

**Price Guide £210,000**



SHARE OF FREEHOLD, NO GROUND RENT NO SERVICE CHARGE

GUIDE PRICE £210,000 -£220,000

Nestled in the vibrant heart of Rochester, this charming ground floor flat presents a fantastic opportunity for both first-time buyers and investors alike. This Victorian conversion, built in the early 1900s, boasts a delightful blend of modern living and historical charm.

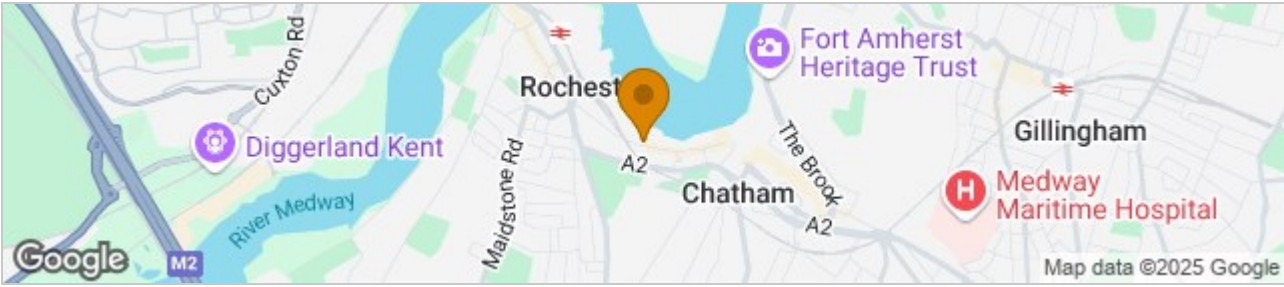
Upon entering, you are welcomed by a communal entrance that leads to your own private sanctuary. The flat is arranged over two floors and features two spacious double bedrooms, perfect for restful nights or accommodating guests. The well-appointed kitchen/diner is ideal for culinary enthusiasts and social gatherings, while the inviting lounge offers a comfortable space to unwind after a long day. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the private rear garden, providing a serene outdoor space for relaxation or entertaining. Additionally, the flat benefits from a share of the freehold, offering peace of mind and a sense of ownership. Situated within easy walking distance to Rochester station, commuting is a breeze, making this location perfect for those who travel regularly. The historic high street, with its stunning castle and cathedral, is just a stone's throw away, offering a wealth of shops, cafes, and cultural experiences right on your doorstep. With a council tax band A and an EPC rating of C, this property is not only affordable but also energy-efficient. Parking permits are available for a mere £30 per year, adding to the convenience of city living.

In summary, this delightful flat combines modern amenities with the charm of Victorian architecture, all in a prime location. Do not miss the chance to make this lovely property your new home.



## Area Map



## Floor Plans



Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**  
871.87 ft<sup>2</sup>  
81 m<sup>2</sup>

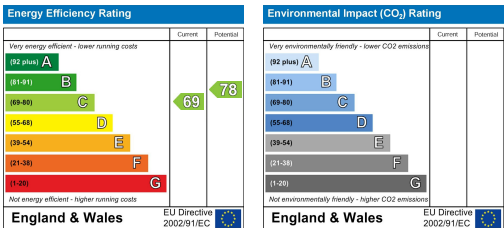
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Graph



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