



# Flat 40, Forsythia House Humber Crescent

Strood ME2 2DU

**Offers Over £165,000**

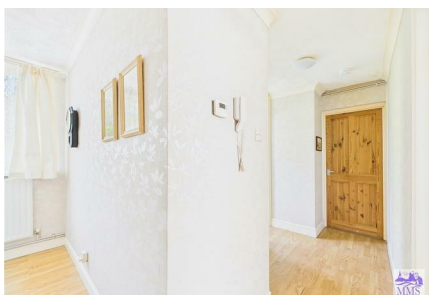


CHAIN FREE. Welcome to this charming purpose-built top floor flat located on Humber Crescent close to the historic city of Rochester. Spanning an impressive 947 square feet, this delightful residence offers a spacious living environment that is perfect for both relaxation and entertaining. As you enter the flat, you are greeted by a generous reception room that provides ample space for comfortable seating and dining arrangements. The large living area is filled with natural light, creating a warm and inviting atmosphere. This space seamlessly connects to a lovely balcony, where you can enjoy fresh air and views of the surrounding area, making it an ideal spot for morning coffee or evening relaxation.

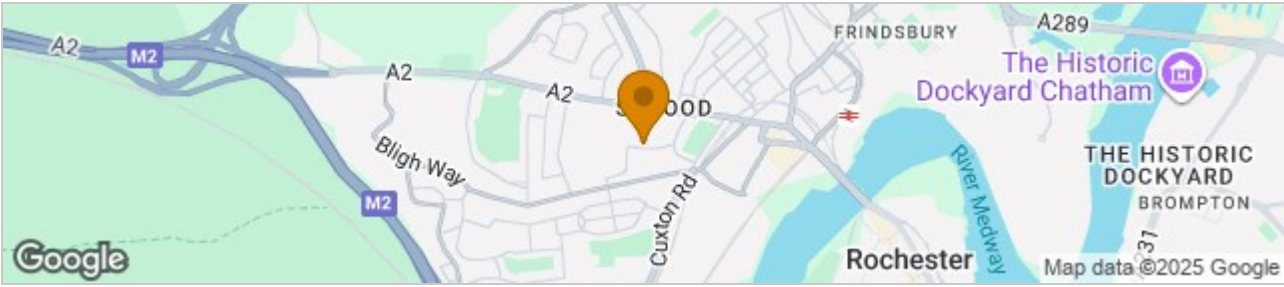
The flat features two well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. These rooms are designed to accommodate various furniture arrangements, ensuring that you can personalise your space to suit your needs.

Built in the 1970s, this property combines classic charm with modern convenience, making it a wonderful choice for first time buyers, small families, or those looking to downsize. The location in Strood is particularly appealing, with its rich history, vibrant community, and excellent transport links, providing easy access to nearby amenities and attractions including Strood sports centre a stones throw away offering a modern gym, sports facilities and swimming pool. In summary, this purpose-built flat on Humber Crescent presents a fantastic opportunity to enjoy comfortable living in a sought-after area. With its spacious layout, balcony, and two bedrooms, it is a property that truly deserves your attention.


82 years left on the lease. Service charge £1083 approx. per annum. Ground rent £10.00 per annum. Council tax band B. EPC rating C



## Area Map



## Floor Plans



**Approximate total area<sup>(1)</sup>**  
789 ft<sup>2</sup>  
73.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Graph



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