



## 12 Scotney House Cypress Court, Frindsbury, Rochester, ME2 4PY

Offered to the sales market with NO FORWARD CHAIN is this well priced three bedroom flat in Frindsbury, on the outskirts of Strood but still within walking distance to the train station.

The property has a short lease remaining but at the price it is marketed for, the vendor will start the lease extension proceedings. There is also the opportunity to purchase this property cheaper for cash buyers with the lease remaining as is!!

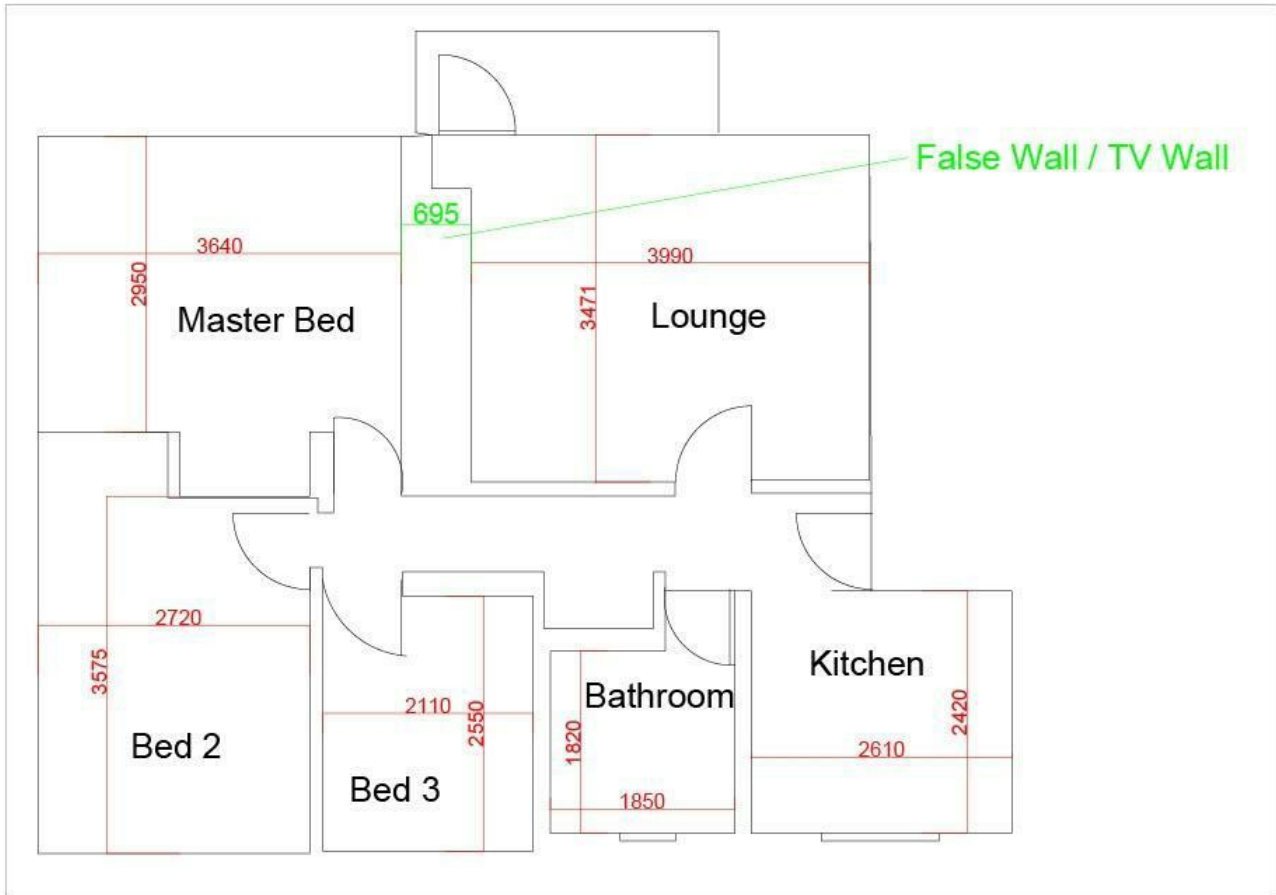
Internal accommodation comprises a communal entrance, internal hallway leading to all rooms including the kitchen lounge bathroom and three bedrooms. The property has central heating and is double glazed and has the huge benefit of being CHAIN FREE!!

Frindsbury is part of Strood Extra offering many amenities within close proximity including school, motorway links and easy access to Medway Tunnel. Council tax band B. EPC rated D.

Call us now to book your internal viewing

- THREE GOOD SIZED BEDROOMS
- LOUNGE WITH BALCONY
- MODERN FITTED BATHROOM
- FITTED KITCHEN
- EPC RATED D
- LEASE LENGTH REMAINING 40 YEARS YRS
- NO FORWARD CHAIN
- CLOSE TO AMENITIES
- VIEWING ADVISED

**£180,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	