



## Flat B, 315 High Street, Rochester, ME1 1BU

LEASEHOLD WITH SHARE OF FREEHOLD, NO GROUND RENT NO SERVICE CHARGE NO CHAIN. Approximately 110 years remaining on the lease.

Ideally located between Rochester and Chatham central this delightful two-bedroom flat conversion offers a unique living experience spread over two floors. With no forward chain, this property presents an excellent opportunity for both first-time buyers and investors alike. Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The large kitchen breakfast room is perfect for casual dining and entertaining, providing ample space for culinary creativity. The flat boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The well-appointed bathroom completes the living space, catering to all your daily needs.

This property also benefits from a share of the freehold, which adds to its appeal. Located conveniently for easy access to Rochester station, commuting to nearby towns and cities is a breeze. Additionally, the historic Rochester High Street and also Chatham town centre is just a short distance away, offering a variety of shops, restaurants, and local amenities. With a council tax band A, this flat is not only a charming residence but also an economical choice. Parking permits are available from the local council for on road parking. Whether you are looking to settle down or invest, this property in West Bergholt is a fantastic option that combines comfort, convenience, and character. Do not miss the chance to make this lovely flat your new home.

- LEASEHOLD WITH SHARE OF FREEHOLD
- NO CHAIN
- NO SERVICE CHARGE
- NO GROUND RENT
- 2 DOUBLE BEDROOMS
- CENTRAL LOCATION
- FITTED KITCHEN
- LARGE LOUNGE
- COUNCIL TAX BAND A

**£190,000**



Ground Floor



Floor 1



Approximate total area<sup>m</sup>

599 ft<sup>2</sup>  
55.7 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

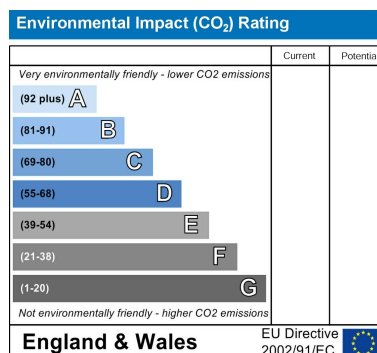
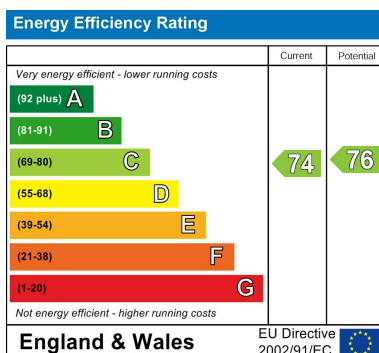
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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