



Flat 40, 1 Corys Road

Rochester ME1 1GS

Guide Price £300,000



GUIDE PRICE £300,000 - £325,000. Here on Corys Road in the charming heart of Rochester, this top floor modern apartment offers a delightful blend of comfort and convenience. Built in 2021, the property spans an impressive amount of square feet and features two spacious double bedrooms, making it an ideal home for families or professionals seeking a stylish living space. As you enter, you are welcomed into a spacious hallway leading to an open-plan lounge and kitchen/diner, which is perfect for entertaining or enjoying quiet evenings at home. The apartment boasts fantastic river views, allowing you to soak in the beauty of the surroundings from the comfort of your own balcony. The master bedroom includes an en-suite shower room, while a well-appointed family bathroom serves the second bedroom, ensuring ample facilities for all residents.

Parking is available via permit, with additional spaces for visitors, providing peace of mind for those with vehicles. The location is particularly advantageous, being just a stone's throw from Rochester station, which offers excellent transport links to London and the coast, making commuting a breeze.

Rochester's vibrant high street is merely a short walk away, where you can explore an array of bars, restaurants, cafes, and unique shops. The area is steeped in history, with the magnificent Rochester Cathedral and Castle nearby, adding to the charm of this delightful area draped in history.

This apartment is not just a home; it is a lifestyle choice, offering modern living in a historic setting. Whether you are looking to buy or rent, this property is a must-see for anyone seeking a blend of contemporary comfort and local culture.

Council tax band C EPC rated B 244 years remaining on the lease no ground rent service charge £172pcm



Area Map



Floor Plans

Bedroom
11'9" x 10'5"
3.59 x 3.18 m

Bedroom
10'9" x 10'5"
3.29 x 3.18 m

Shower Room
7'0" x 4'2"
2.15 x 1.29 m

Bathroom
6'11" x 5'10"
2.12 x 1.79 m

Hallway
7'6" x 12'5"
2.29 x 3.81 m

Hallway
7'10" x 3'6"
2.39 x 1.09 m

Kitchen / Living Area / Dining
17'5" x 17'1"
5.33 x 5.21 m

Balcony
13'5" x 5'1"
4.10 x 1.56 m

Approximate total area⁽¹⁾
778 ft²
72.2 m²

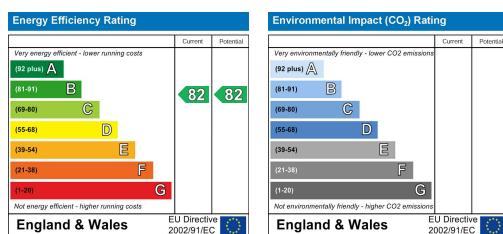
Balconies and terraces
69 ft²
6.4 m²

(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.

GIRAFFE360

Energy Efficiency Graph



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