



## 27 Guinness Drive

Wainscott Rochester ME3 8GE

**Offers Over £225,000**



Nestled in the charming area of Wainscott, Rochester, this beautifully presented purpose-built flat offers a delightful living experience. Spanning an impressive amount of square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking extra space for guests or a home office. Upon entering via the communal entrance, you are welcomed into the internal hallway, a large lounge diner, which is bathed in natural light and enhanced by a lovely Juliette balcony, perfect for enjoying a morning coffee or evening relaxation. The modern fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts. The flat also boasts a generously sized shower room, ensuring comfort and convenience. Storage is plentiful throughout the property, allowing for a clutter-free living environment. Externally, residents will benefit from allocated parking for one vehicle, along with ample visitor spaces, making it easy for friends and family to visit. This property is ideally situated for easy access to the A2 and M2 motorway links, making commuting a breeze. Additionally, local schools and shops are within close proximity, catering to everyday needs and enhancing the community feel of the area. With a council tax band of B, a ground rent of £250 per year, and a service charge of £2,498, this flat presents an excellent opportunity for those looking to settle in a well-connected and vibrant location. Do not miss the chance to make this lovely flat your new home.



## Area Map



## Floor Plans

**Bathroom**  
8'9" x 5'9"  
2.69 x 1.76 m

**Hallway**  
3'4" x 15'5"  
1.03 x 4.72 m

**Kitchen**  
10'5" x 6'0"  
3.20 x 1.85 m

**Living Room**  
18'9" x 12'7"  
5.71 x 3.84 m

**Bedroom**  
9'7" x 9'6"  
2.92 x 2.90 m

**Bedroom**  
13'5" x 8'10"  
4.09 x 2.70 m

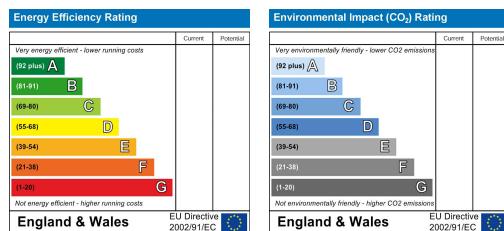
Approximate total area<sup>(1)</sup>  
626 ft<sup>2</sup>  
58.2 m<sup>2</sup>

(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.

GIRAFFE 360

## Energy Efficiency Graph



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