



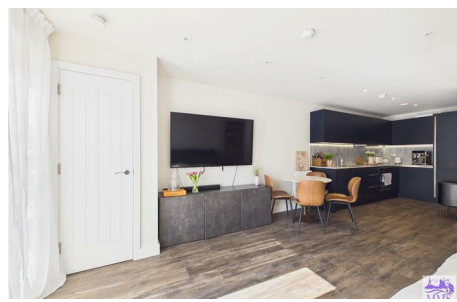
1 Anchor House Glenway Road

Rochester ME1 1RW

Offers Over £250,000



Nestled on Glenway Road in the charming city of Rochester, this modern flat offers a delightful blend of comfort and convenience. Spanning a generous amount of square feet, the property features a well-designed layout that includes a welcoming entrance hall, a spacious double bedroom, and a contemporary bathroom. The open-plan kitchen and lounge diner create an inviting space, perfect for both relaxation and entertaining. One of the standout features of this flat is the balcony, which provides a picturesque view of the iconic Rochester Cathedral, allowing you to enjoy the beauty of the surroundings from the comfort of your home. The property also benefits from an allocated parking space for one vehicle, along with additional visitors' parking, ensuring that you and your guests have ample space. Families will appreciate the nearby children's play park and exercise equipment park, making it an ideal location for those with young ones or anyone who enjoys outdoor activities. The flat is situated within a stone's throw of Rochester train station, providing excellent transport links for commuters, while the historic High Street, Castle, and Cathedral are just a short stroll away, offering a wealth of cultural and leisure opportunities. With a council tax band of C and an EPC rating of B, this property is not only modern and stylish but also energy-efficient. The lease has an impressive 995 years remaining, with no ground rent and an annual service charge of £1,860. This flat presents a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy the vibrant lifestyle Rochester has to offer. Don't miss the chance to make this lovely flat your new home.



Area Map



Floor Plans

Bathroom
6'11" x 5'10"
2.12 x 1.78 m

Bedroom
14'2" x 8'11"
4.33 x 2.74 m

Hallway
3'3" x 11'8"
1.00 x 3.57 m

Kitchen / Living Area
25'4" x 11'9"
7.74 x 3.59 m

Balcony
5'1" x 11'9"
1.56 x 3.59 m

Approximate total area^m
514 ft²
47.8 m²

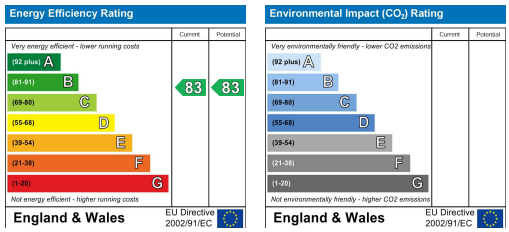
Balconies and terraces
60 ft²
5.6 m²

(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.

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Energy Efficiency Graph



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