



# Flat 10, 5 Corys Road

Rochester ME1 1GU

**30% Shared ownership £69,000**



SHARED OWNERSHIP. SHARED PERCENTAGE IS 30%. RENT £422 PER MONTH. SERVICE CHARGE £153.73 PER MONTH. VALUE OF 30% SHARE IS £69,000 BASED ON £230,000 FULL MARKET VALUE. Nestled on Corys Road in the charming historic town of Rochester, this nearly new second-floor flat presents an excellent opportunity for first-time buyers. Built in 2021, this modern one-bedroom apartment boasts a contemporary design and is offered with a 30% shared ownership, making it an ideal step onto the property ladder.

Upon entering, you will find a welcoming reception room that seamlessly integrates with an open-plan kitchen, complete with integrated appliances. This space is perfect for both entertaining guests and enjoying quiet evenings at home. The lounge dining area is bright and airy, leading out to a private balcony where you can unwind and take in the views.

The property features one well-proportioned bedroom and a stylish bathroom, ensuring comfort and convenience. Additionally, the flat benefits from parking for one vehicle with a permit.

Situated just a two-minute walk from Rochester train station, commuting is a breeze, providing easy access to London and beyond. The vibrant High Street is also within close reach, offering a delightful array of unique shops, cafes, and bars to explore. For those who enjoy the outdoors, Rochester Riverside offers a local shop, a primary school, and scenic riverside walks.

This chain-free property is not only a fantastic living space but also a gateway to the rich history and culture that Rochester has to offer. Don't miss the chance to make this modern flat your new home. B rated EPC. Council tax band C. Service charge and rent is reviewed annually on the 1st April.



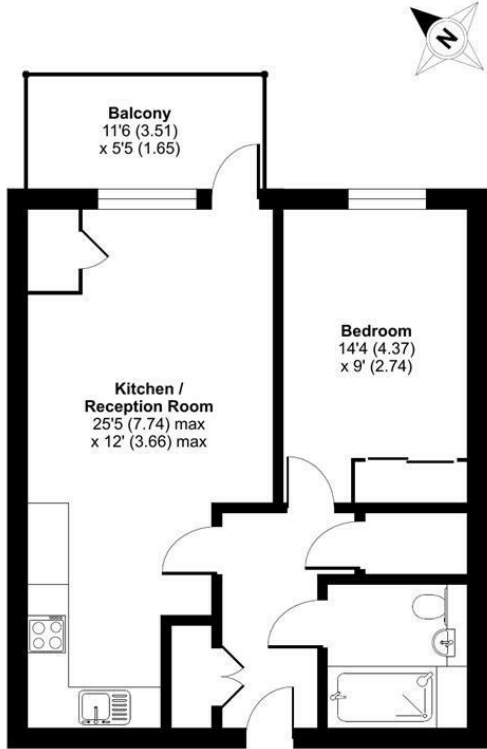
## Area Map



## Floor Plans

### Corys Road, Rochester, ME1

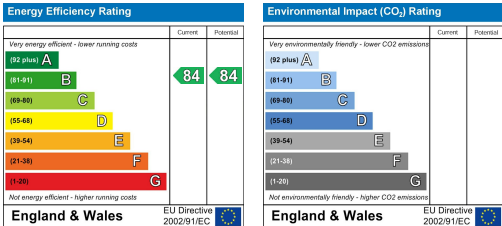
Approximate Area = 544 sq ft / 50.5 sq m  
For identification only - Not to scale



**SECOND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Hyde Housing Association. REF: 1216576

## Energy Efficiency Graph



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