



## 6 Chandlers Wharf Esplanade

Rochester ME1 1EB

**Offers Over £300,000**



**\*\*FREE HOLD \*\* FREE HOLD \*\* FREE HOLD \*\***

Nestled along the picturesque Esplanade in Rochester, this remarkable two-bedroom penthouse flat WITH NO FORWARD CHAIN, offers a unique blend of modern living and stunning views. Built in 1999, this purpose-built flat features an open-plan living style that seamlessly combines the lounge and dining area with a contemporary kitchen, creating an inviting space perfect for both relaxation and entertaining. The property boasts two spacious double bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for all residents. The additional bathroom is well-appointed, catering to the needs of guests and family alike. One of the standout features of this penthouse is the balcony, accessible through the lounge doors. Here, you can enjoy breathtaking views of the River Medway, making it feel as though you are floating above the water. The front of the property offers equally charming vistas of St. Margaret's Bank, complete with lush greenery and the historic church, enhancing the overall appeal of this delightful home. Convenience is key, with parking available for two vehicles, including a garage, ensuring that you will never have to worry about finding a space. The location is fantastic, providing easy access to the vibrant Rochester High Street, where you can explore a variety of shops, cafes, and restaurants. Additionally, the nearby station offers excellent transport links for those commuting or wishing to explore further afield. This penthouse flat is not just a home; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and captivating views. With a council tax band of D, this property is an excellent opportunity for those seeking a modern living experience in a prime location. 973 years remains on the lease each home owner owns a share of the free hold, the maintenance charges are £160 per month and there is no ground rent.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>m</sup>**  
778 ft<sup>2</sup>  
72.3 m<sup>2</sup>

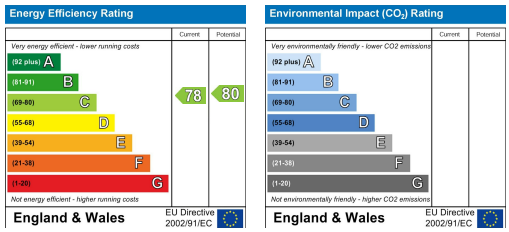
**Balconies and terraces**  
47 ft<sup>2</sup>  
4.4 m<sup>2</sup>

(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.

**GIRAFFE360**

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.