



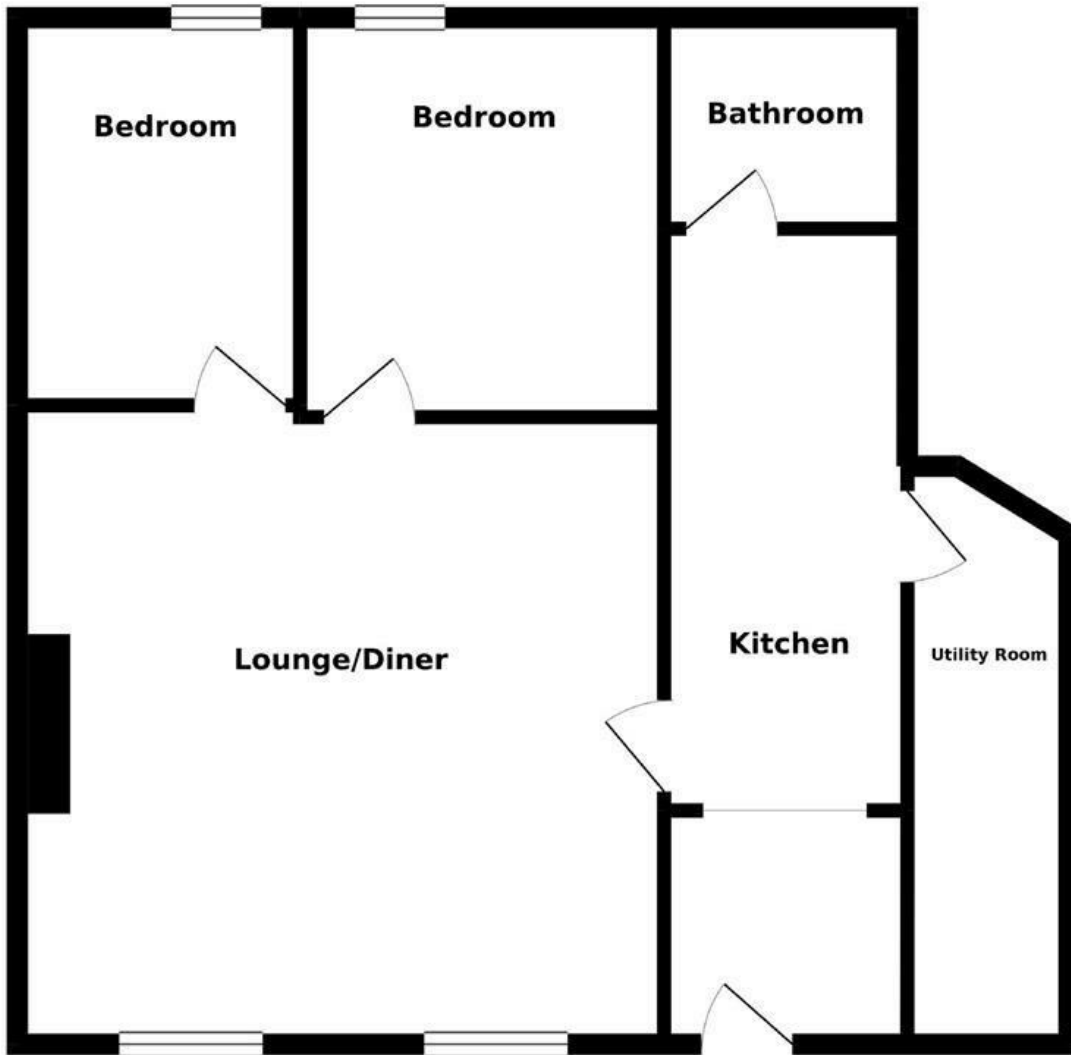
## Flat 1, 2 New Road, Chatham, Kent, ME4 4QR

draft details. PERFECT STEP ONTO THE PROPERTY LADDER. What a delight this Grade 2 listed building with original features has been converted into generous apartments and we are offering to the sales market a 2 bedroom ground floor apartment in a wonderful location with comfortable living space. The property offers a rear gated private car park with allocated parking for one car. The train station, High Street and amenities are within a five minute walk. The property comprises of entrance hall, fitted kitchen, separate utility area, bathroom, large lounge/dining area and two bedrooms. Benefits included gas central heating. Over 100 years remaining on the lease. Please call the office today for your internal viewing. Council Tax Band B

**£175,000**

- EXCELLENT LOCATION
- TWO BEDROOMS
- ALLOCATED PARKING
- TRAIN STATION 5 MIN WALK
- CENTRAL LOCATION
- UTILITY ROOM
- ORIGINAL FEATURES
- LONG LEASE
- IDEAL FIRST HOME

# Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Not to Scale - For Illustration Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	