



## 18 Newark Court, Gun Lane Strood, Rochester, Kent, ME2 4UH

Awaiting epc. There's more than meets the eye with this larger than average ground floor maisonette situated in the heart of Strood. Perfect for a first time buyer or buy-to-let investor. Upon entering via the shared balcony you'll find this property is set over two floors with generous size bedrooms on the first floor plus a 3rd single bedroom. There is also a good size bathroom upstairs and a bonus of a downstairs cloakroom/wc. The kitchen is well equipped with plenty of cupboards and worktop space and the spacious lounge/diner has two large windows over-looking the communal garden. This property comes with two parking permits for the rear car park. Added benefits include gas central heating, and double glazed windows. Newark Court is located off of the main High Street and is just a short walk to Strood train station. Call now to book your internal viewing and fully appreciate this property.

87 years on the lease, £69.00 per month service charge £10.00 per year ground rent

- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- CLOAK ROOM
- SET OVER TWO FLOORS
- 2 PERMIT PARKING SPACES
- CENTRAL LOCATION
- DOUBLE-GLAZED
- GAS CENTRAL HEATING

**£180,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
England & Wales			
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