



## Flat 4, 1, Anchor House Glenway Road

Rochester ME1 1RW

**Offers Around £325,000**



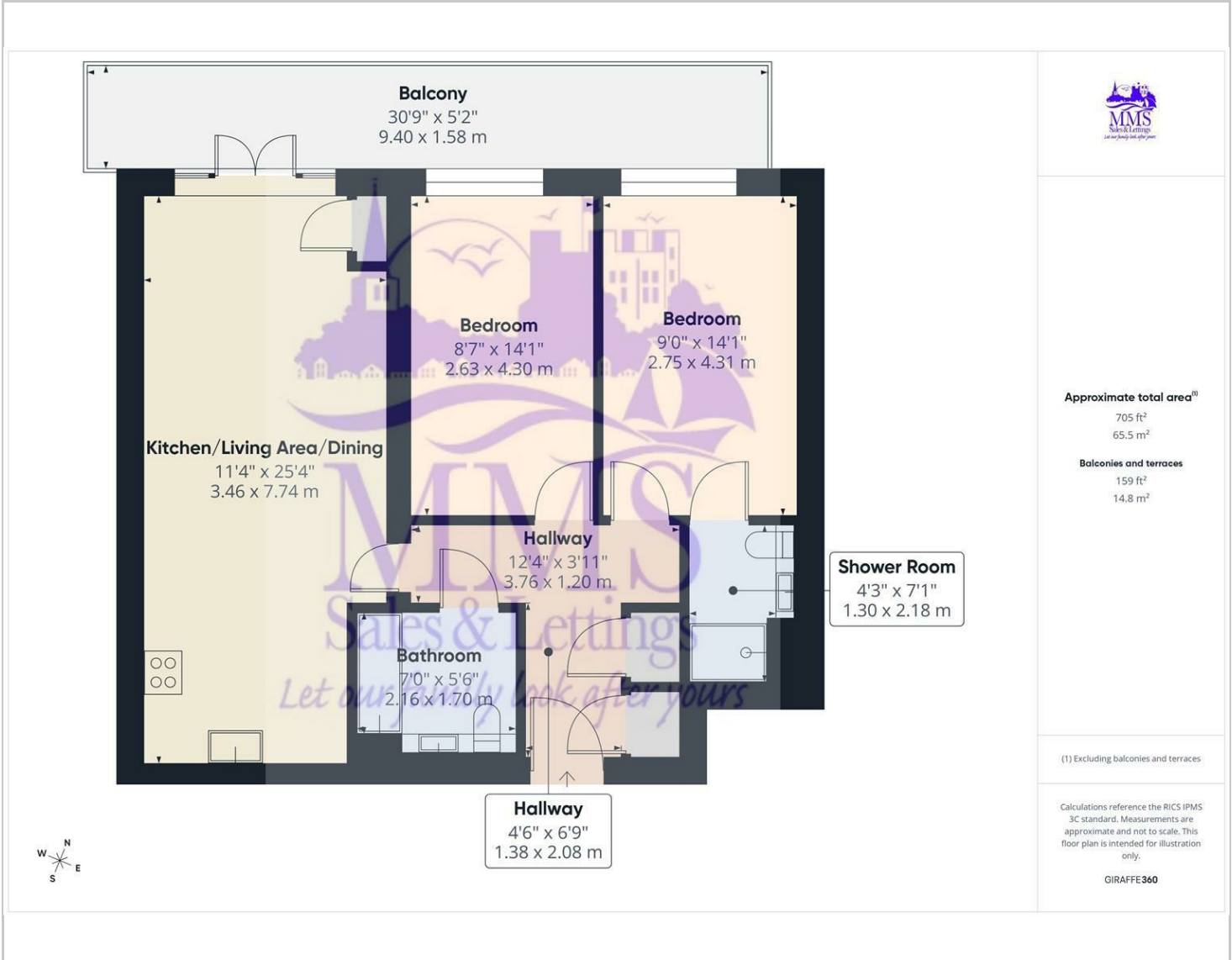
Welcome to Glenway Road in the historic town of Rochester, where this exquisite ground floor flat offers a perfect blend of modern living and convenience. Built in 2022, this new build property spans an impressive amount of square feet and features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space. Upon entering, you will find a welcoming entrance hall that boasts two large storage cupboards, one of which is equipped with plumbing for a washing machine. The heart of the home is the open-plan living area, which seamlessly combines a contemporary fitted kitchen, dining space, and lounge. This inviting area extends to a larger-than-average garden balcony, where you can enjoy delightful views of the river, perfect for relaxing or entertaining guests. The master bedroom benefits from an ensuite bathroom, while a well-appointed family bathroom serves the second bedroom and guests alike. With a lease of 995 years remaining and a modest service charge of £155 per month, this property offers peace of mind for future living. Parking is a breeze with allocated space for one vehicle in the rear car park, and the option to purchase up to 15 visitor permits per month, ensuring that your guests are always welcome. Ideally situated next to Rochester station and the vibrant town centre, this modern flat provides easy access to local amenities, shops, and transport links, making it a fantastic choice for those who appreciate both comfort and convenience. Don't miss the opportunity to make this stunning property your new home. EPC rated B, Council tax band C



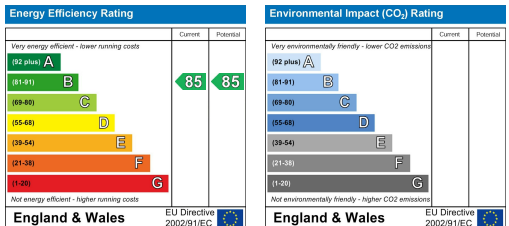
## Area Map



## Floor Plans



## Energy Efficiency Graph



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