



## Flat 40, 1 Corys Road

Rochester ME1 1GS

**Offers Over £315,000**



Here on Corys Road in the charming heart of Rochester, this top floor modern apartment offers a delightful blend of comfort and convenience. Built in 2021, the property spans an impressive amount of square feet and features two spacious double bedrooms, making it an ideal home for families or professionals seeking a stylish living space. As you enter, you are welcomed into a spacious hallway leading to an open-plan lounge and kitchen/diner, which is perfect for entertaining or enjoying quiet evenings at home. The apartment boasts fantastic river views, allowing you to soak in the beauty of the surroundings from the comfort of your own balcony. The master bedroom includes an ensuite shower room, while a well-appointed family bathroom serves the second bedroom, ensuring ample facilities for all residents.

Parking is available via permit, with additional spaces for visitors, providing peace of mind for those with vehicles. The location is particularly advantageous, being just a stone's throw from Rochester station, which offers excellent transport links to London and the coast, making commuting a breeze.

Rochester's vibrant high street is merely a short walk away, where you can explore an array of bars, restaurants, cafes, and unique shops. The area is steeped in history, with the magnificent Rochester Cathedral and Castle nearby, adding to the charm of this delightful area draped in history.

This apartment is not just a home; it is a lifestyle choice, offering modern living in a historic setting. Whether you are looking to buy or rent, this property is a must-see for anyone seeking a blend of contemporary comfort and local culture.

Council tax band C EPC rated B 244 years remaining on the lease no ground rent service charge £172pcm



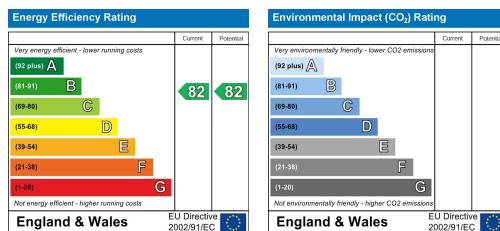
## Area Map



## Floor Plans



## Energy Efficiency Graph



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