



12 Scotney House Cypress Court, Frindsbury, Rochester, ME2 4PY

Welcome to Cypress Court in the charming area of Frindsbury! This delightful 3-bedroom flat, situated in a purpose-built block, is a gem waiting to be discovered.

Upon entering, you are greeted by a cosy reception room perfect for relaxing or entertaining guests with a balcony. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

With a bathroom to cater to your needs, this flat is not only convenient but also offers a no-chain situation, making the buying process smoother and quicker.

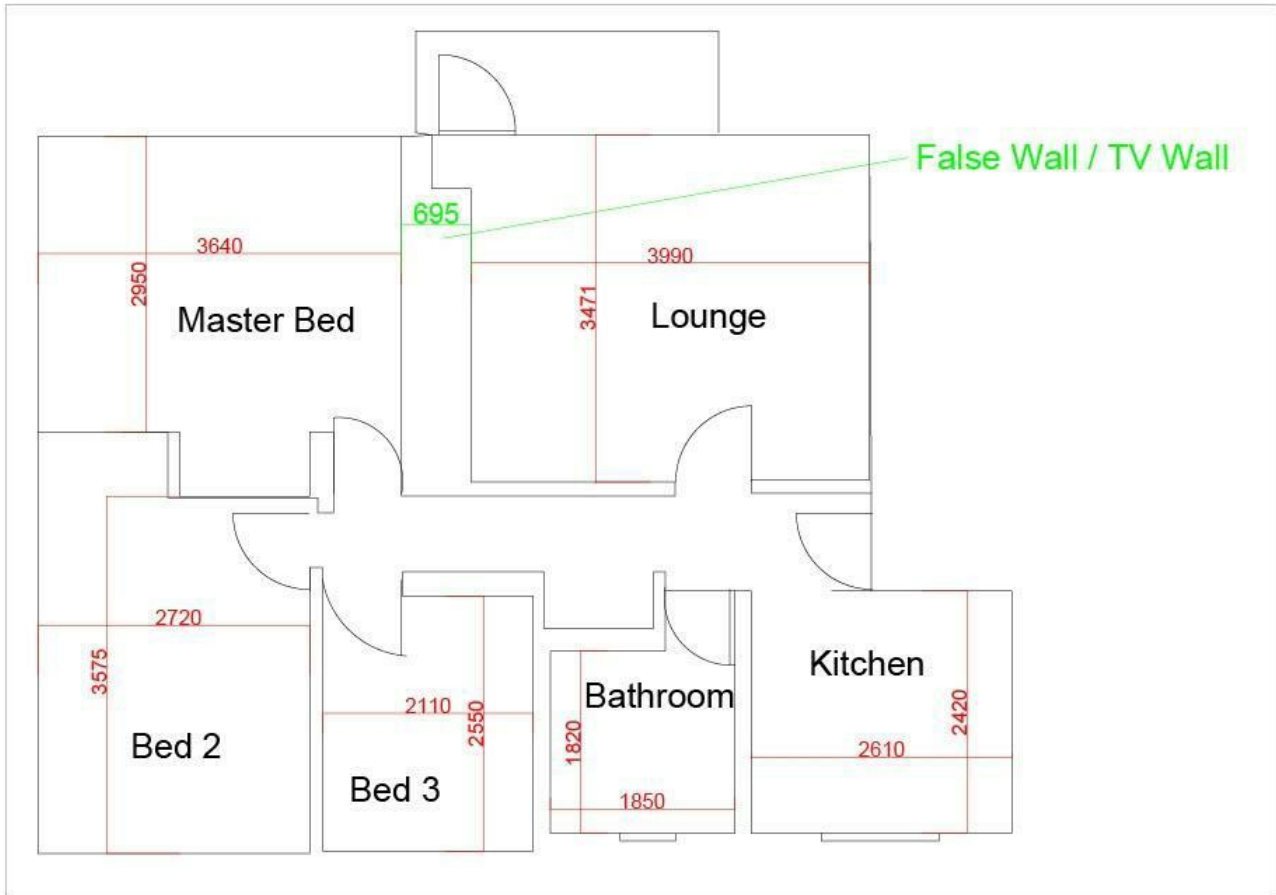
The location of this property is truly unbeatable. Nestled in a popular area, it is an ideal first home for those looking to settle in a vibrant community. The convenience of being within walking distance to the train station makes commuting a breeze, perfect for city workers or adventurers looking to explore beyond Frindsbury.

Families will appreciate the proximity to a good local primary school, ensuring that education is just a stone's throw away.

Don't miss out on this fantastic opportunity to own a piece of Frindsbury in this charming 3-bedroom flat. Book a viewing today and envision the endless possibilities this property holds for you! If an acceptable offer is placed the seller will extend the current lease to 99 years. EPC D and council band B. Annual service charge £185, Annual ground rent £150. Block insurance £478

- THREE GOOD SIZED BEDROOMS
- LOUNGE WITH BALCONY
- MODERN FITTED BATHROOM
- FITTED KITCHEN
- EPC RATED D
- LEASE LENGTH REMAINING 40 YEARS YRS
- NO FORWARD CHAIN
- CLOSE TO AMENITIES
- VIEWING ADVISED

£180,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	64
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	