



17 Cambria Avenue

Rochester, ME1 3HY

GREENLEAF are delighted to introduce this well presented second-floor two bedroom apartment for sale, in sought-after Rochester, ME1. Boasting spacious rooms throughout, a private garden, plenty of storage, and a peaceful location at the end of a quiet cul de sac, the property is a short walk to the picturesque River Medway and lovely river walks, and represents a great opportunity for first-time buyers or investors. The layout briefly consists of; Secure entry phone system into the communal hallway, stairs up to second floor and front door; Inside, the central hallway gives access to the bathroom, two double bedrooms, kitchen, and the spacious lounge/diner. Located within walking distance of the historic High Street and it's range of restaurants, bars, and boutiques, the famous cathedral and Norman castle are also close by, as is the train station with 35 minute fast trains to London, and all A2/M2/M20 road links. We recommend viewing at your earliest convenience to avoid disappointment.

Lease Remaining approximately 81 Years.

Ground Rent £10 Per Annum.

Service charge £1,183 Per Annum.

EPC Grade D/Council Tax Band B.

Fixed Asking Price £160,000

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- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- OWN PRIVATE GARDEN
- CUL DE SAC LOCATION
- COUNCIL TAX BAND B / LEASEHOLD
- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- A MUST TO VIEW
- LOUNGE/DINING ROOM
- SPACIOUS ACCOMMODATION
- EPC GRADE D

Entrance Hall

10'11" x 2'8" (3.34 x 0.83)

Lounge/Dining Room

18'1" x 11'3" (5.53 x 3.44)

Kitchen

9'4" x 8'2" (2.85 x 2.5)

Bedroom

12'3" x 11'1" (3.75 x 3.4)

Bedroom

11'4" x 10'1" (3.47 x 3.09)

Bathroom W/C

9'1" x 4'7" (2.78 x 1.42)

Private Garden

A good size.

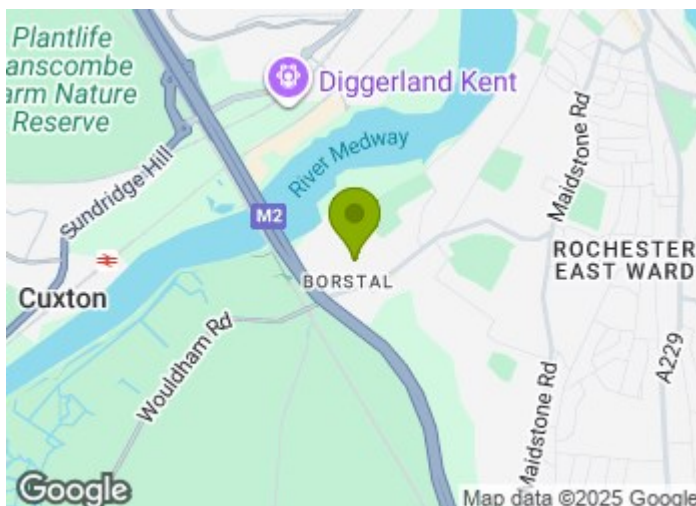
Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points,

please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

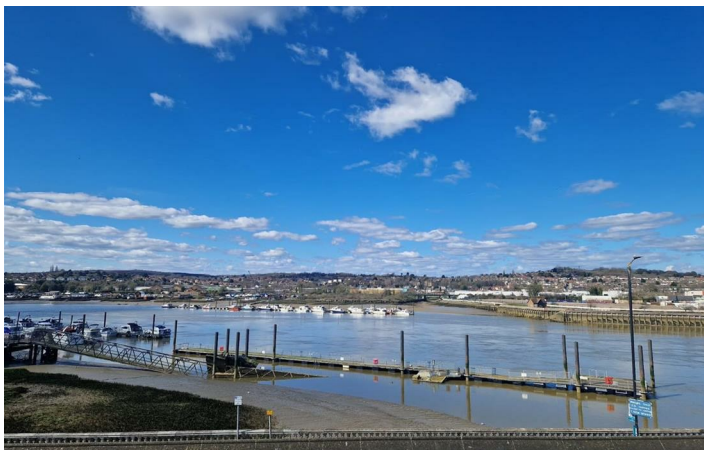
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



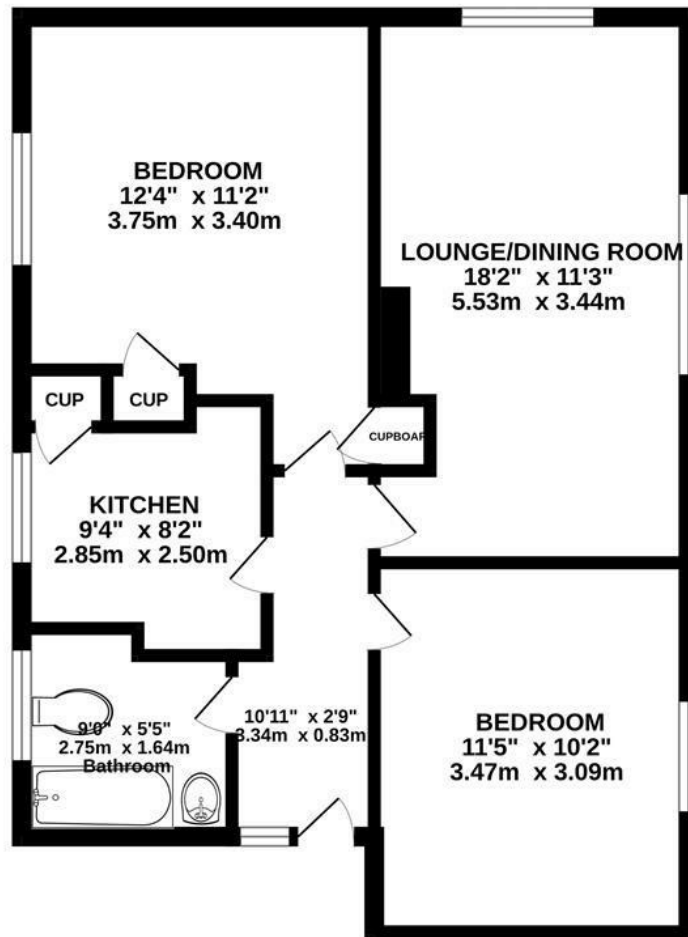
Directions

Tel: 01634730672



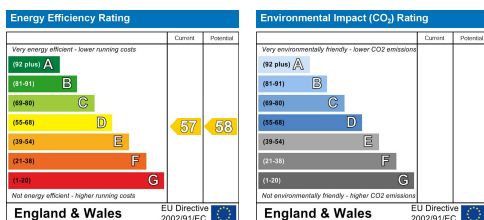


GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

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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