



37 Applecross Close

Rochester, ME1 1SQ

GREENLEAF PROPERTY SERVICES are delighted to introduce this stunning and rarely available three bedroom town house to the market, located in a highly sought-after Location, in Rochester ME1. Boasting NO CHAIN, off road parking and direct river views, the property has been updated and refurbished to a high standard by the current owner, with a new kitchen/bathroom, gas boiler, carpet/flooring and garage door. The integral garage also offers potential for further accommodation subject to usual permissions. This beautifully presented versatile property is ready to move into and enjoy.

The layout briefly comprises of: Good size hallway with stairs up to the first floor, giving access to the garage and kitchen/dining room with French doors out to the courtyard garden: The upstairs landing gives access to the lounge with balcony offering direct river views, cloakroom W/C and bedroom three. To the second floor there are two further double bedrooms with en suite shower room to the master and family bathroom W/C.

Conveniently located on the river Medway with beautiful views, sunsets and walks to enjoy, Churchfields open space is a short walk away, as is the Dickensian High Street with its range of bars, boutiques, cafes, restaurants, bi-annual Dickens festivals, famous cathedral and Norman castle. Highly regarded schools for all age groups are also nearby including Kings and St Andrews Private Schools, with grammar school options a short drive away. The station with fast trains to London St Pancras is within walking distance, whilst all A2/M2/M20 road links are a short drive away. Properties of this quality and location, and with these outstanding views really are few and far between, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C/Council Tax Band E

Offers In The Region Of £395,000

37 Applecross Close

Rochester, ME1 1SQ



- NO CHAIN!
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- EPC GRADE C/ COUNCIL TAX BAND E
- NEW KITCHEN & BATHROOM W/C
- BALCONY & COURT YARD GARDEN
- IMMACULATELY PRESENTED
- DIRECT RIVER VIEWS
- INTEGRAL GARAGE & OFF ROAD PARKING
- SOUGHT AFTER ESPLANADE LOCATION

Entrance Hall

17'10" x 4'1" (5.46 x 1.25)
Door to front, entrance to garage and kitchen/dining room and stairs to first floor.

Kitchen/Dining Room

12'11" x 12'2" (3.95 x 3.72)
newly fitted kitchen including integrated appliances, double window and French doors to rear.

First Floor Landing

Built in storage cupboard, stairs to second floor.

W/C

6'2" x 3'1" (1.89 x 0.96)
Close coupled W/C, wash hand basin and radiator.

Lounge

13'0" x 12'1" (3.97 x 3.69)
Double glazed window and French doors to balcony with views across the River Medway. carpet and radiator.

Balcony

Decked.

Bedroom

12'11" x 10'10" (3.96 x 3.31)
Double glazed windows to front, carpet radiator and built in wardrobes.

Second Floor

Entrance to loft and carpet.

Bedroom

13'0" x 12'1" (3.98 x 3.70)
Double glazed window to rear with views over the River Medway, built in wardrobe, radiator and carpet.

Ensuite Shower Room W/C

8'7" x 4'1" (2.62 x 1.26)
Shower cubicle, heated towel rail, wash basin and W/C

Bedroom

13'0" x 10'4" (3.97 x 3.17)
Double glazed window to front, built in wardrobe, carpet and Radiator.

Bathroom W/C

6'4" x 5'6" (1.95 x 1.68)
Newly fitted matching suite comprising of panelled bath, wash basin and W/C and radiator.

Courtyard Garden

Garage

17'5" x 8'2" (5.31 x 2.51)
New up and over door with power and light.

Off Road parking

Two front for two cars.

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.

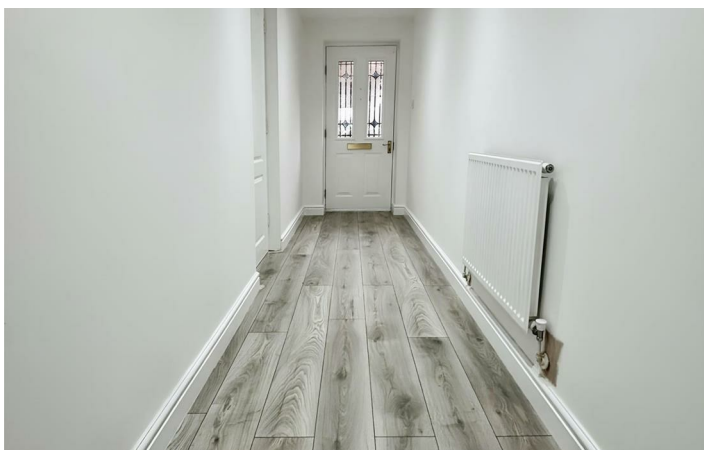
Agents Note

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.



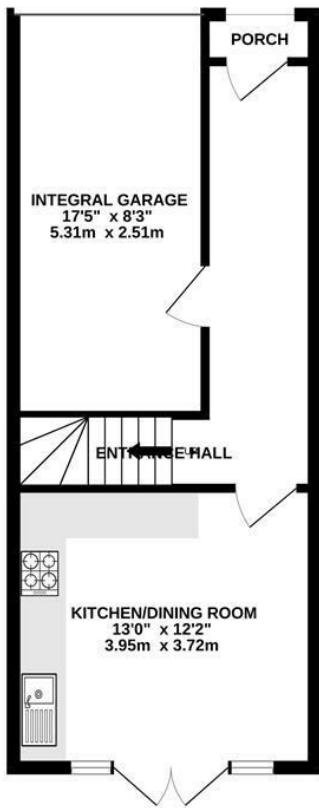
Directions

Tel: 01634730672

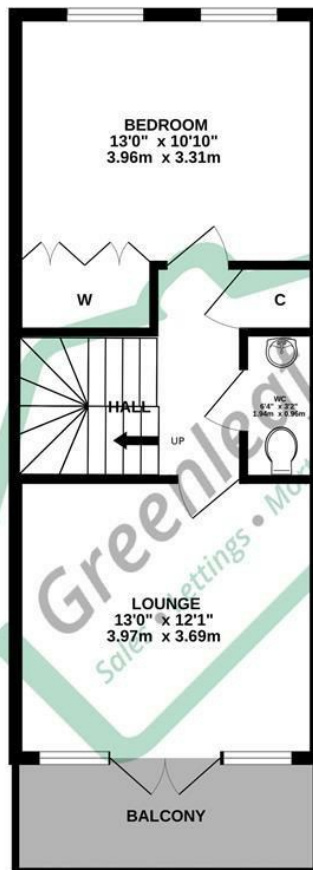




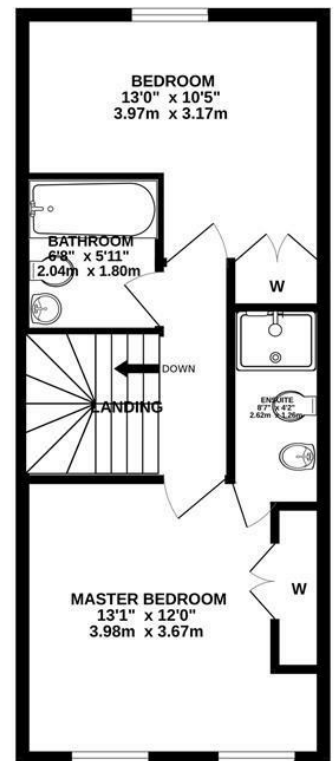
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.

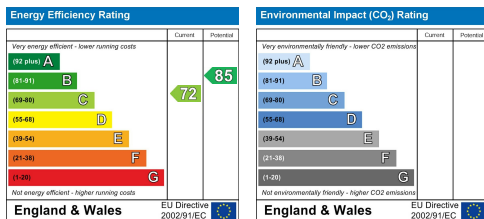


2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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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