Greenleaf
Sales • Lettings • Mortgages



2 Davy Court

Rochester, ME1 1AE

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented one bedroom GROUND-FLOOR apartment to the market, in sought-after ME1 Rochester. Enviably located just a short walk to the historic High Street and all amenities, this exclusive gated development is surprisingly peaceful and quiet, therefore offering convenience and comfort in equal measure. Boasting spacious accommodation throughout, including an impressive open-plan lounge/diner and kitchen, further benefits include an allocated off-road parking space conveniently located directly in front of the property, and plenty of useful storage. Whilst the apartment has been well cared for by the current owners, the opportunity is also there for the new owners to refresh and update to their own personal taste.

The layout briefly comprises of: Spacious hallway with large storage cupboard, giving access to bedroom, bathroom, and the generous lounge/diner open-plan to the kitchen area.

Located just a short walk to the historic Dickensian Rochester High Street and its range of boutiques, cafes, bars and restaurants, cathedral, castle and station with 35 minute fast trains to London St Pancreas, highly regarded local schools for all age groups are close by, including Kings and St Andrews private schools. With A2/M2/M20 road links to London and coast a short drive away, river walks on your doorstep and a range of leisure and shopping amenities nearby, we recommend viewing at your earliest convenience to avoid disappointment.

Service Charge- £500 quarterly
Ground Rent- £150 per 6 months
Lease- 100 years

Price Guide £179,000

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- PURPOSE-BUILT APARTMENT IN SOUGHT-AFTER GATED DEVELOPMENT
- SPACIOUS OPEN-PLAN KITCHEN/LOUNGE/DINER
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- EPC GRADE C / COUNCIL TAX BAND C / LEASEHOLD
- CONVENIENTLY LOCATED ON THE GROUND-FLOOR
- OFF-ROAD PARKING DIRECTLY IN FRONT OF APARTMENT
- WALK TO RESTAURANTS, CAFES, SHOPS AND BOUTIQUES
- SECURE ENTRYPHONE SYSTEM
- SHORT WALK TO HISTORIC HIGH STREET, CASTLE, CATHEDRAL AND RIVER
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

10'4" x 7'0" (3.15m x 2.15m)
Good size hallway giving access to the bedroom, bathroom, open-plan lounge/diner/kitchen, and two large built-in storage cupboards, one of which houses the boiler. With neutral carpet and decor, wooden doors to rooms.

Bathroom

6'4" x 5'6" (1.95m x 1.7m)
With white suite consisting of bath with shower attachment, WC and basin/vanity, mirror cabinet, neutral partial wall tiles and attractive contrasting floor tiles, window to side, downlighters and radiator.

Bedroom

19'6" x 8'6" (5.95m x 2.6m)
Great size double bedroom with built-in wardrobes, windows side and front, neutral carpet and decor with feature light.

Kitchen/Diner/Lounge

23'5" x 19'6" to 14'3" (7.15m x 5.95m to 4.35m)
Very impressive and spacious open-plan room, a large lounge area with window to rear flows into the dining area with window to front of building, open-plan from here into the kitchen which further window to front. The lounge and dining areas have feature lights, neutral carpet and decor, and plenty of space for sofas, table and chairs and other furniture. The kitchen has a good range of attractive wooden cupboards to wall and floor, contrasting vinyl worktops, neutral splashback tiles and decor, floor tiles also to this area. With downlighters, integrated washing machine, gas hob and electric oven, space for fridge-freezer.

Off Road Parking

Allocated off road parking for one car, directly in front of apartment.

Agents Note 1

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 2

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.











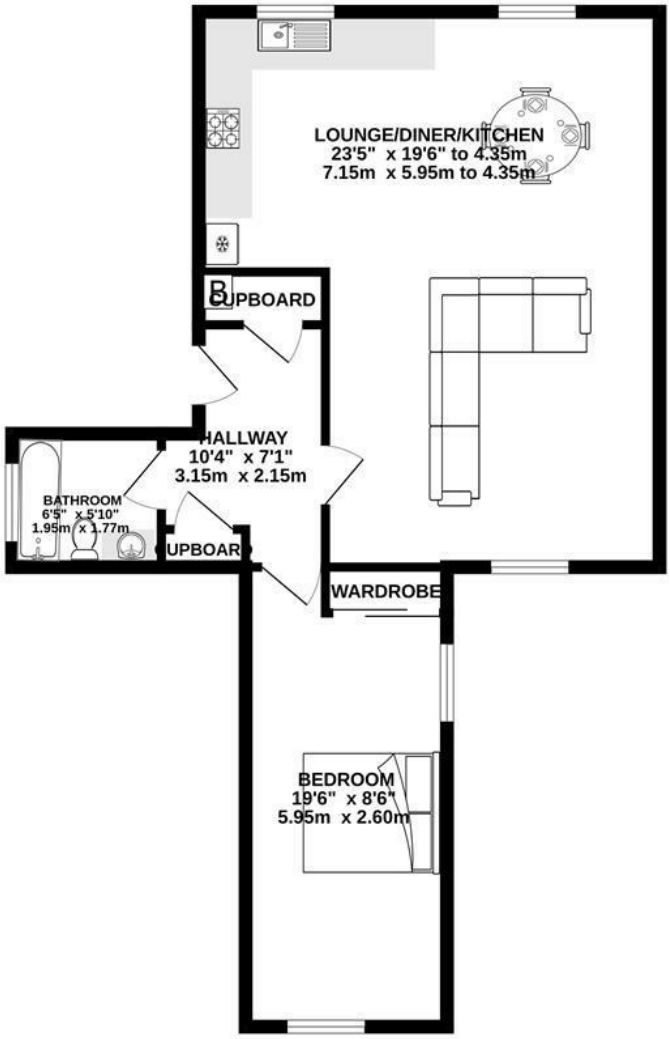






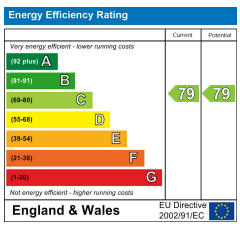
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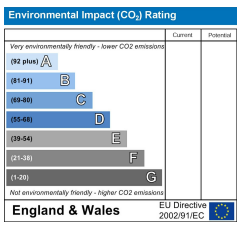
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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