



21 Redwing Road Chatham, ME5 7TQ

FOR 25% SHARE

Situated in a sought-after area within Walderslade Chatham, this immaculately presented end of terrace house presents an excellent opportunity for first-time buyers. With the opportunity to purchase shared ownership of 25%, this lovely family home is an ideal stepping stone into the housing market, and boasts a spacious open-plan lounge diner, conservatory, two bedrooms, off road parking, economy seven heating and an enclosed rear garden. In our opinion this delightful property should be viewed at your earliest convenience to avoid any disappointment.

The accommodation comprises of entrance hall, fitted kitchen, spacious lounge/dining room and conservatory. To the first floor there are two double bedrooms and bathroom W/C.

Located close to highly regarded schools for all age groups, leisure facilities, and nearby Walderslade Village with its range of shops and amenities, all A2/M2/M20 road links to London and coast, and trains stations to London are a short drive away. A further fantastic selection of restaurants, shopping and leisure facilities can be found in nearby Chatham, Gillingham and historic Rochester. Interest is sure to be strong in this family home with so much potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade D. Council Tax Band D. Freehold
25% Ownership (Monthly Rent £483.96)

Price Guide £73,750

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Chatham, ME5 7TQ



- IDEAL FIRST PURCHASE
- FIRST FLOOR BATHROOM W/C
- CONSERVATORY
- EPC GARDE D
- 25% SHARED OWNERSHIP (STAIRCASING AVAILABLE UP TO 100%)
- OFF ROAD PARKING FOR TWO VEHICLES
- POPULAR RESIDENTIAL LOCATION
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- COUNCIL TAX BAND B

Entrance Hall

11'10" x 5'10" (3.61 x 1.79)

Kitchen

9'9" x 7'2" (2.98 x 2.2)

Lounge/Dining Room

14'11" x 11'10" (4.56 x 3.62)

Conservatory

10'8" x 7'8" (3.27 x 2.34)

First Floor Landing

Entrance to Loft.

Bedroom

9'10" x 8'7" (3 x 2.62)

Bedroom

12'0" x 8'8" (3.68 x 2.65)

Bathroom W/C

5'6" x 6'6" (1.7 x 1.99)

Rear Garden

Enclosed with patio area and shed.

Off Road Parking

To front for two vehicles.

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.

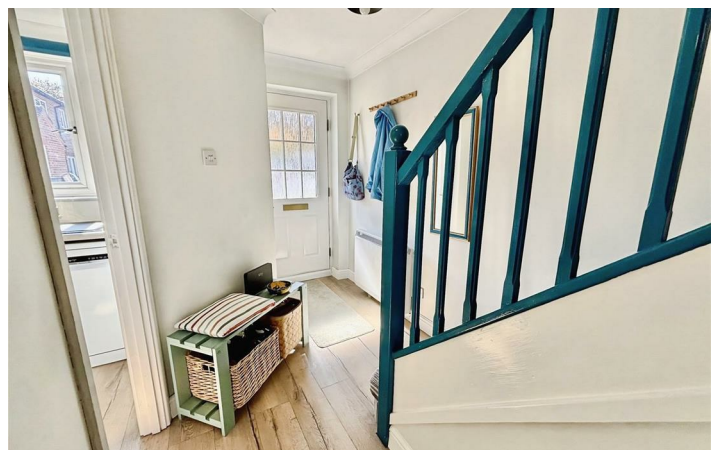
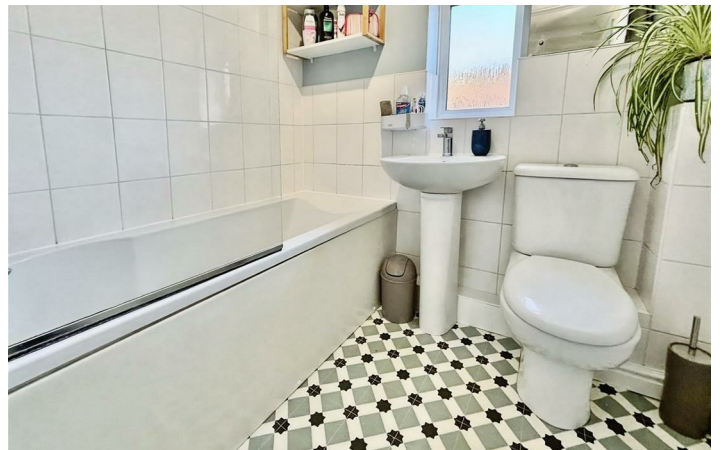
Agents Note

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
362 sq. ft. (33.5 sq. m.) approx.



1ST FLOOR
300 sq. ft. (27.9 sq. m.) approx.



TOTAL FLOOR AREA: 662 sq. ft. (61.4 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 hereon have not been tested and no guarantee as to their operating efficiency can be given.
Made with Metropac R3.0/2

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	61		78
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.