



6 Sarafand House St. Margarets Street Rochester, ME1 3EP

Greenleaf are delighted to present to let this second floor one bedroom Apartment, on a sought after Street in Rochester with stunning river views. Offering entrance hallway, lounge/dining room, fitted kitchen with integrated oven and hob and a washing machine. Double bedroom with fitted wardrobes and bathroom which includes bath with overhead shower. Available now. Short walk into Rochester's Historic High Street and to the Railway Station.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number:PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£975 Per Month

6 Sarafand House St. Margarets Street

Rochester, ME1 3EP



- ONE BEDROOM APARTMENT IN HIGHLY SOUGHT-AFTER LOCATION
- AVAILABLE NOW
- ALLOCATED OFF ROAD PARKING
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, BARS AND BOUTIQUES
- COUNCIL TAX BAND B
- HOLDING DEPOSIT £225.00
- STUNNING ROCHESTER AND RIVER VIEWS TO REAR
- WALK TO STATION WITH 40 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- 5 WEEK DEPOSIT £1125.00

Hallway

15'1" x 7'8" (4.6m x 2.35m)

Spacious "L-shaped" hallway with neutral carpet and decor, giving access to the bedroom, bathroom, kitchen, and through to lounge/diner.

suite consisting of bath with shower over, white basin and WC, partial white wall tiles with neutral decor and vinyl flooring.

stunning river views to the rear through the lovely feature bay windows.

Bedroom

10'11" x 8'6" (3.35m x 2.6m)

Double bedroom with attractive feature window to side of building, wardrobes to stay, stylish radiator cover, neutral carpet and decor.

Kitchen

8'8" x 5'2" (2.65m x 1.6m)

With good range of white wall and base units with contrasting grey worktops, black splashback tiles and tile-effect vinyl flooring, electric oven and hob, window to side.

Bathroom

10'4" x 4'5" (3.15m x 1.35m)

Good size bathroom with white

Lounge/Diner

13'7" x 12'3" (4.15m x 3.75m)

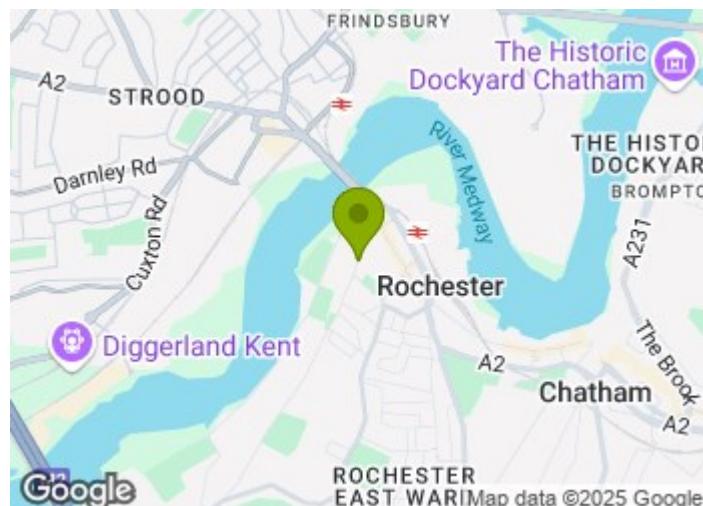
Good size room with plenty of space for table and chairs and sofas, neutral carpet and decor,

Off Road Parking

Useful allocated off road parking to rear of building, via private driveway.

Communal Hallway

Nicely presented communal hallway and stairs, secure entry-phone system, property located on second floor.

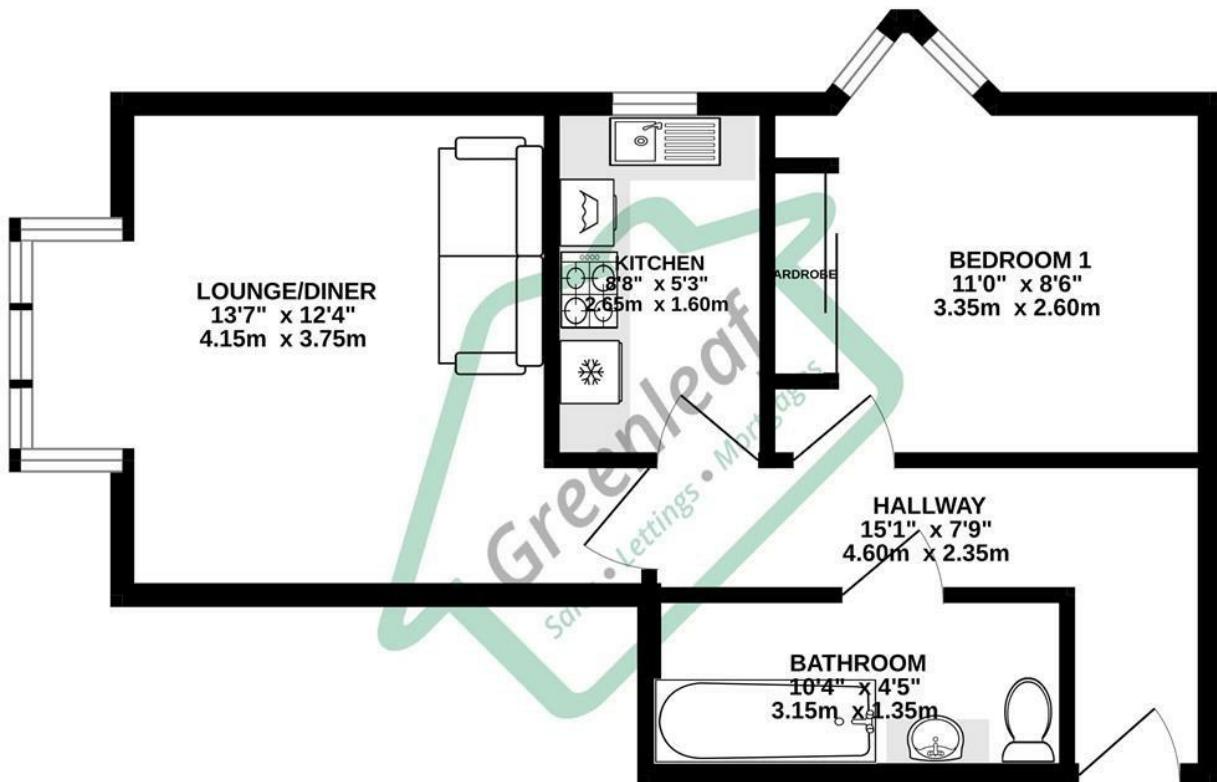


Directions

Tel: 01634730672



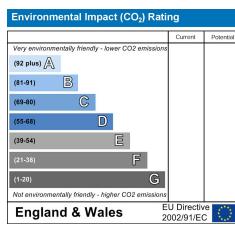
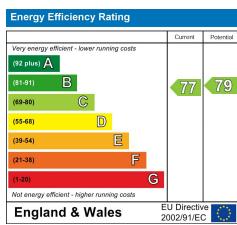
GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.8 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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