



Flat 1 Warren Wood Road

Rochester, ME1 2UB

Greenleaf Property Services are pleased to introduce to the market this well presented ground floor flat, which would ideally suit a first time buyer looking to get their foot on the housing ladder, or perhaps an investor looking to add to their portfolio.

The accommodation briefly comprises of: Entrance hall, fitted kitchen, lounge/dining room, a good size double bedroom, and shower room W/C. The property further benefits from a communal garden with brick built storage shed, double glazing and gas central heating.

Located within walking distance of popular schools and A2/M2/M20 road links to London, Rochester and Chatham stations with 35 minute fast trains to London are all close by. The historic local High Street offers a range of restaurants, bars, boutiques and features the Norman castle and famous cathedral. Whether you are a first-time buyer, downsizing, or looking to add to your portfolio, this ideally located property is ready to move into and add your own stamp, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council Tax Band A.

Lease approximately 176 years.

Ground Rent - £10 P.A

Maintenance Charge £913 P.A

Offers In The Region Of £160,000

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- 176 YEAR LEASE (in progress)
- GAS CENTRAL HEATING
- FITTED KITCHEN & MODERN SHOWER ROOM W/C
- COUNCIL TAX BAND A
- GROUND FLOOR FLAT
- DOUBLE GLAZING
- A MUST VIEW
- LOUNGE / DINING ROOM
- COMMUNAL GARDEN WITH STORAGE SHED
- EPC GRADE C

Communal Entrance

Internal cupboard with power.

Entrance Hall

9'10" x 5'7" (3 x 1.72)

Lounge/Dining Room

15'7" x 10'5" (4.77 x 3.18)

Kitchen

9'4" x 6'10" (2.85 x 2.10)

Bedroom

12'7" x 10'4" (3.85 x 3.17)

Shower Room W/C

5'11" x 5'6" (1.81 x 1.7)

Communal Garden

With brick built storage shed.

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.



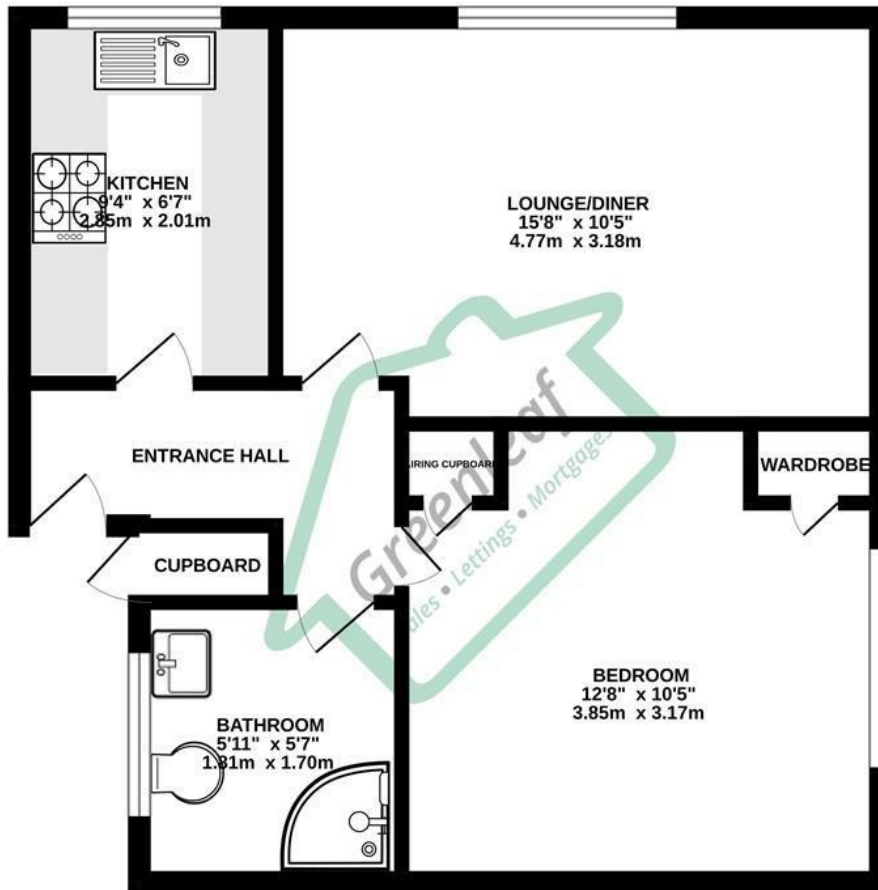
Directions

Tel: 01634730672



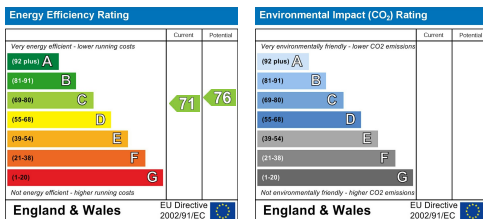


GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 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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