



## 3 Sealand Court Shorts Reach

Rochester, ME1 1QH

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented ground-floor duplex apartment to the market, in the highly sought-after Sealand Court, Esplanade, Rochester. Boasting two off road parking spaces, an impressive integrated kitchen, stunning open-plan lounge/diner with equally impressive balcony offering far-reaching river views, further benefits include two good size double bedrooms with balconies, an en suite, WC/cloakroom, and a stylish family bathroom with free-standing bath and separate shower. 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.

The layout briefly comprises of: Good size hallway with stairs up to the first floor, giving access to the kitchen, WC/Cloakroom, and lounge/diner with sliding doors out to the spacious balcony: The upstairs landing gives access to the stylish master bedroom with fitted wardrobes, en suite shower room, further good size double bedroom with balcony to rear, and beautifully appointed bathroom with separate free-standing bath and shower.

Conveniently located opposite the river Medway with beautiful views, sunsets and walks to enjoy, the adjacent Churchfields 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.

New lease of 999 years applied for.  
Service Charge and Ground Rent - £4,100 p.a.

Price Guide £370,000

# 3 Sealand Court Shorts Reach

Rochester, ME1 1QH



- IMPRESSIVE AND SPACIOUS GROUND FLOOR DUPLEX APARTMENT
- EN SUITE AND BATHROOM WITH SEPARATE SHOWER AND FREE-STANDING BATH
- WALK TO STATION AND 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- EPC AWAITED / COUNCIL TAX BAND E / LEASEHOLD
- STUNNING OPEN-PLAN LOUNGE/DINER WITH SPACIOUS BALCONY AND RIVER VIEWS
- DOWNSTAIRS WC/CLOAKROOM
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, BARS AND CAFES, CASTLE AND CATHEDRAL
- TWO GOOD SIZE DOUBLE BEDROOMS BOTH WITH BALCONIES
- GATED PRIVATE DEVELOPMENT WITH TWO OFF ROAD PARKING SPACES
- CLOSE TO SOUGHT-AFTER SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

## Hallway

11'7" x 3'11" (3.55m x 1.2m)

Spacious hallway with neutral carpet and white walls, giving access to the kitchen, WC/Cloakroom, stairs up to first floor, and double doors into the lounge/diner.

## WC/Cloakroom

7'6" x 2'11" (2.3m x 0.9m)

With white suite consisting of WC and basin built into an attractive vanity cupboard with worktop, window to rear of property, grey tiled flooring, partial white wall tiles with decorative border, vertical white radiator, and spotlights.

## Kitchen

12'5" x 8'2" (3.8m x 2.5m)

Beautifully presented kitchen with good selection of neutral wall and floor cupboards with matching worktops and contrasting splashback tiles, integrated gas hob and oven, downlighters, window to rear with fitted blinds, boiler located here, space for washing machine, dishwasher and fridge-freezer.

## Lounge/Diner

25'5" x 15'7" (7.75m x 4.75m)

Very impressive open-plan lounge/diner with plenty of room for large table and chairs, sofas and other furniture, neutral carpet and white walls, large built-in storage cupboard, feature lights, and double sliding doors out to the balcony with views!

## Balcony

15'8" x 5'8" (4.8m x 1.75m)

Stunning balcony with plenty of space for table and chairs and other furniture, far-reaching views across the communal gardens and out towards the river, a perfect place to take in the beautiful summer sunsets.

## Landing

10'11" x 9'8" (3.35m x 2.95m)

Surprisingly spacious landing giving access to two double bedrooms, en suite, family bathroom and airing cupboard, plenty of room for use as an office space also, subject to the new owners wishes.

## Master Bedroom

15'10" x 15'8" to 10'2" (4.85m x 4.8m to 3.1m)

Good size double bedroom with built-in wardrobes and cupboards, dressing table/TV space, neutral carpet and decor with feature wall, sliding patio door out to balcony, further window to front offering far-reaching river views.

## Balcony

A lovely place for morning coffee with ample space for table and chairs, stunning far-reaching river views.

## En Suite

7'2" x 5'6" (2.2m x 1.7m)

With white suite consisting of walk-in shower, basin/vanity, WC, white wall tiles with stylish contrasting grey floor tiles, vertical white radiator and downlighters.

## Bedroom Two

15'8" x 13'7" (4.8m x 4.15m)

Another great size double bedroom with wardrobes to stay, neutral carpet and decor, feature window to rear giving access to further balcony area to rear.

## Balcony

Compact balcony area to rear of bedroom two, with further large floor-to-ceiling window to side offering far reaching views to the rear of the building.

## Bathroom

10'7" x 5'6" (3.25m x 1.7m)

Good size room with white suite consisting of

stylish free-standing bath, separate large walk-in shower, basin, WC, neutral wall tiles with attractive feature tiles to shower and basin, grey floor tiles, downlighters, vertical white radiator.

## Off Road Parking

Two allocated off-road parking spaces in the car park to the side of the building, with a few steps up to the walkway along to the apartment.

## Communal Gardens

A particular feature of this property and location are the beautifully presented communal gardens front and rear of the building, with a wide range of established plants and shrubs, and various seating areas to enjoy the outstanding views.

## 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

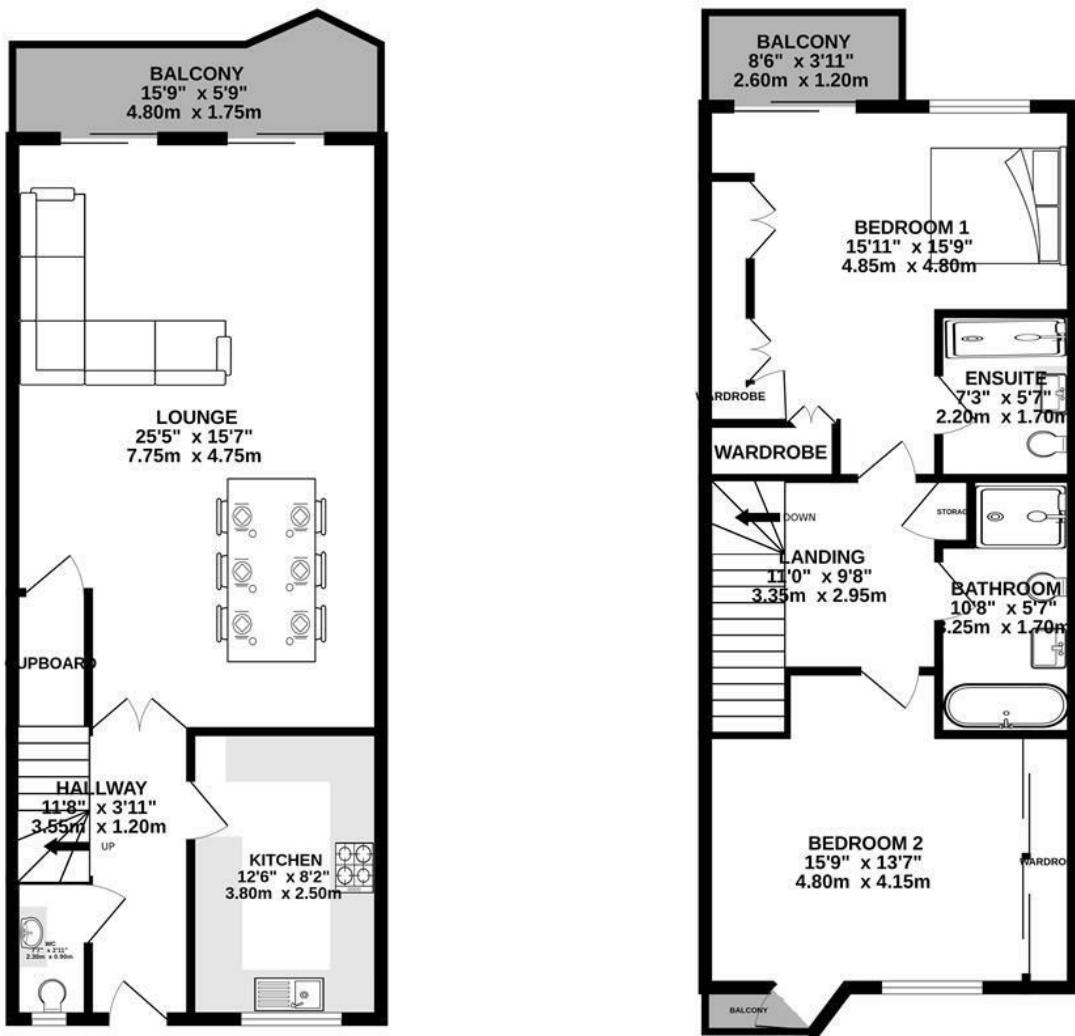
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. 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.

Tel: 01634730672



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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 service and supply systems shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.