



Valetta Way, Rochester, ME1 1FB
Offers in excess of £190,000 Leasehold

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****VACANT WITH NO CHAIN**** Set on the popular Esplanade riverside development, within the picturesque town of Rochester, with its Castle, Cathedral, Historic High Street, local amenities and Mainline Railway Station to London and the coast, this very well presented purpose-built two-bedroom apartment would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold - Lease Term: 125 years from 01/02/1997 (circa 96 years left), Ground Rent: £200 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,729.97 per annum. All information is to be verified by your solicitor.

Benefits include: One double bedroom and one single bedroom, a very good-sized living room with river view, fitted kitchen, hob and electric oven, modern bathroom with white suite, double glazing and gas fired central heating. Externally the property benefits from an allocated parking space for two cars under the building, and use of the communal bike store and garden.

Entrance hall

Lounge

15'8 x 15'5 (4.78m x 4.70m)

Kitchen

9'10 x 12'6 narrowing to 6'6 (3.00m x 3.81m narrowing to 1.98m)

Bathroom

5'7 x 4'10 (1.70m x 1.47m)

Bedroom one

12'1 x 8'10 (3.68m x 2.69m)

Bedroom two

9'0 x 6'6 (2.74m x 1.98m)

Allocated parking

42'4 x 7'8 (12.90m x 2.34m)

Tenure: LEASEHOLD

Council tax: BAND C







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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