

THE HOMES GROUP

New Road Avenue, Chatham, ME4 6EX

Offers in excess of £250,000 Leasehold - Share of Freehold

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Located on the boundary between Chatham and Rochester, within a very impressive terrace of Grade II Listed Georgian buildings, this impressive two bedroom property provides very spacious accommodation rarely seen with a two bedroom property, with the added benefit of river views.

The nearby town centre of Rochester provides a great selections of shops, restaurants, pubs, cafes, parks and historic places to visit. Whilst Chatham town centre provides all the shops/services of a major town. The mainline train stations are very close by (Chatham 0.3 mile/Rochester 0.8 mile) with regular fast services to London. Access to the M2 and M20 motorways is via the nearby A229. The property benefits from 1/13th share of the freehold, the service charges for this property is currently £130 per month. Lease of 125 years from 24/06/1997 (approx. 97 years remaining).

The property's benefits include: a modern fitted kitchen with integrated appliances (dish washer and fridge), separate lounge, dining area, two generous double bedrooms with built in wardrobes, large utility/storage room, gated parking area with allocated space. VACANT WITH NO ONWARD CHAIN

Kitchen
13'6 x 6'9 (4.11m x 2.06m)

Lounge
13'7 x 11'9 (4.14m x 3.58m)

Dining area
11'9 x 9'1 (3.58m x 2.77m)

Hallway

Utility/store
18'11 x 4'0 (5.77m x 1.22m)

Landing

Bedroom one
13'7 x 12'3 (4.14m x 3.73m)

Bedroom two
13'7 x 11'6 (4.14m x 3.51m)

Bathroom
9'10 x 7'3 (3.00m x 2.21m)

Allocated parking space

Council Tax: BAND C

Tenure: SHARE OF FREEHOLD











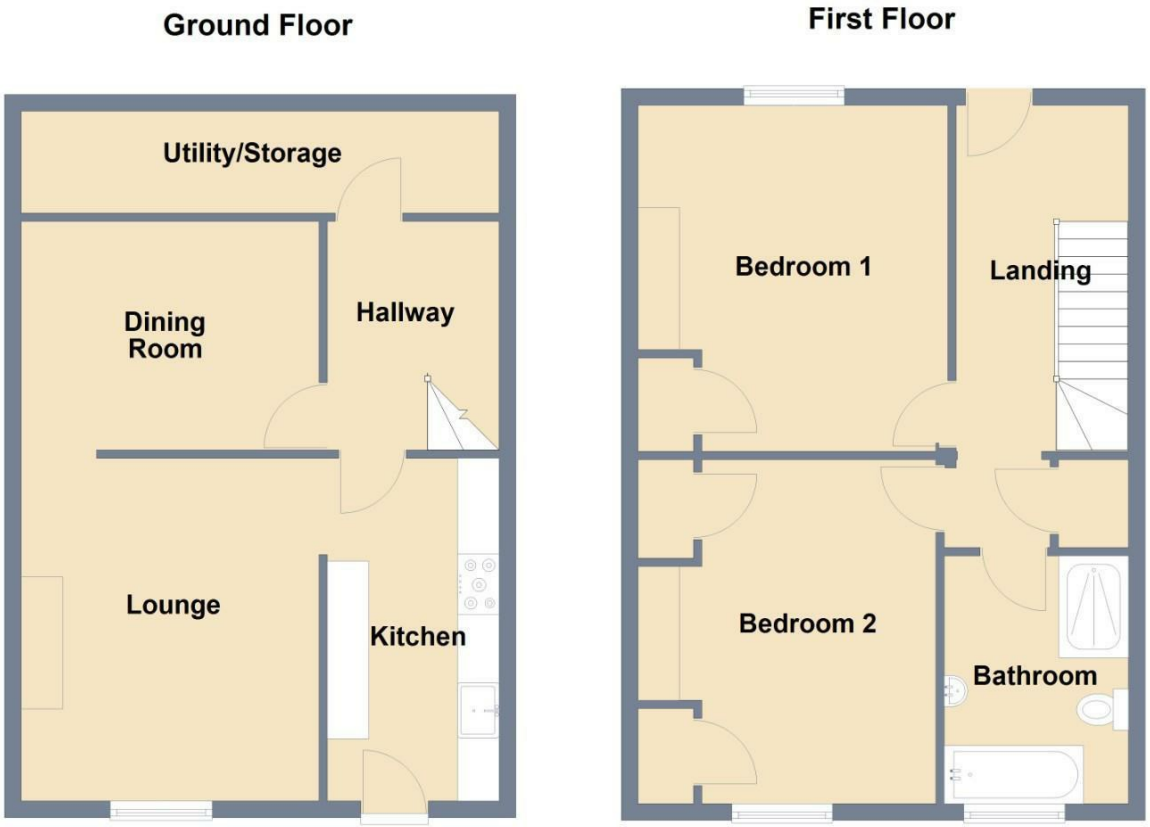




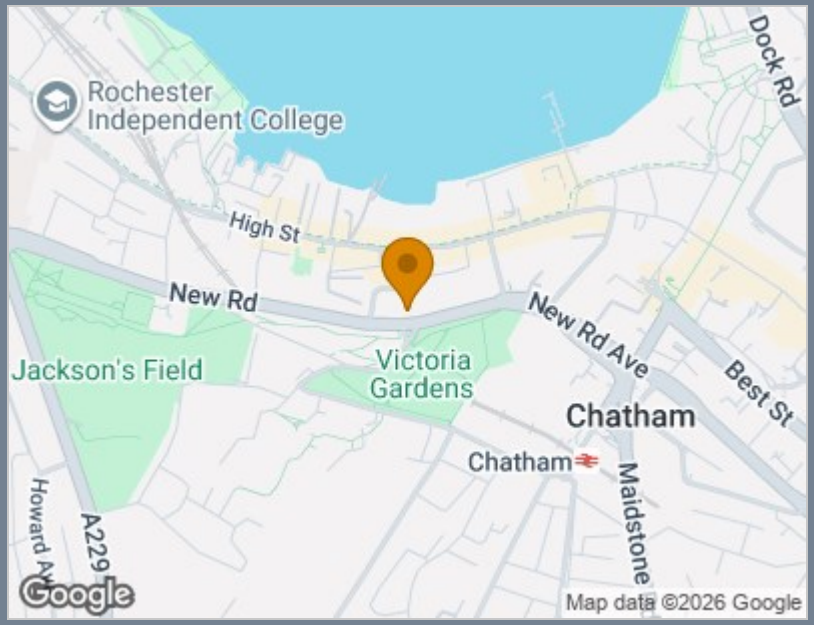


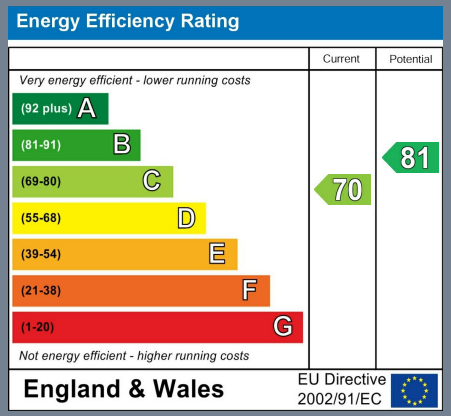






Total area: approx. 97.6 sq. metres (1051.0 sq. feet)





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.

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.

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