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)

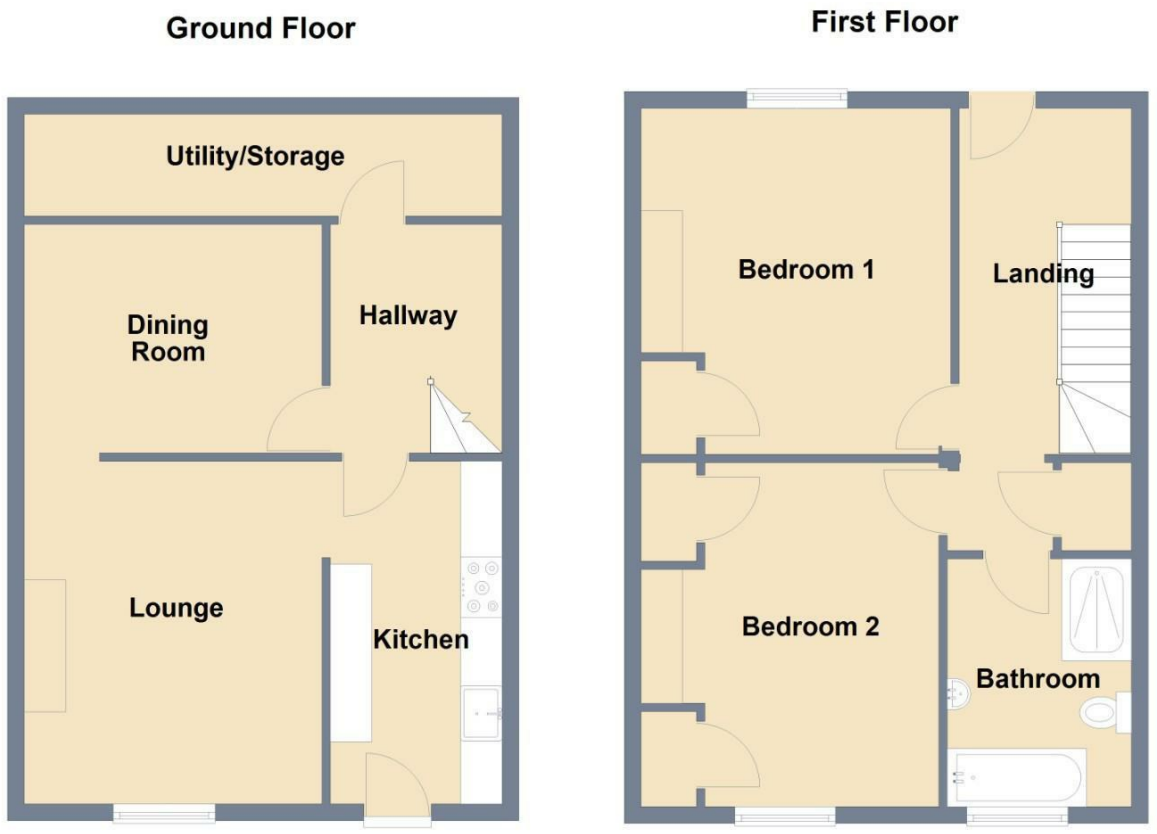
Bedroom two
13'7 x 11'6 (4.14m x 3.51m)

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

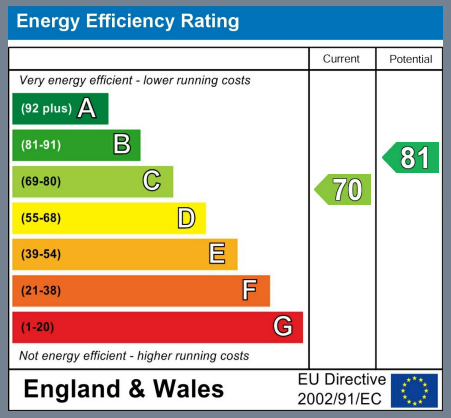
Allocated parking space

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.

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