



New Road Avenue, Chatham, ME4 6EX  
Offers in excess of £250,000 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.

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**

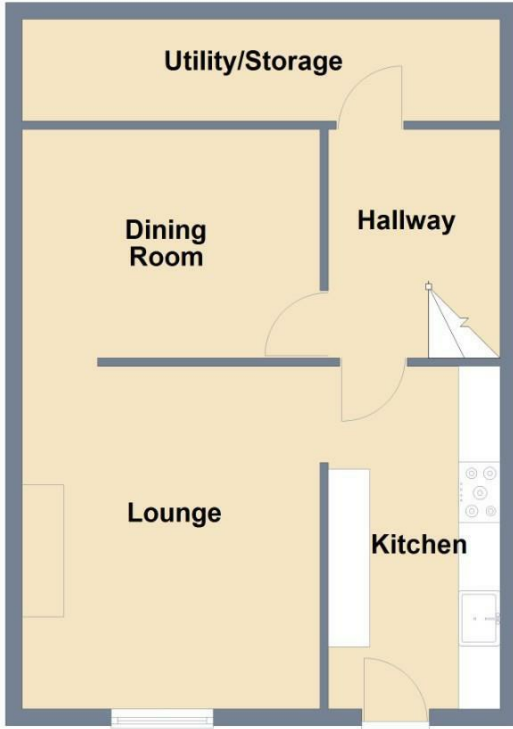
#### **Council Tax: BAND C**

#### **Tenure: SHARE OF FREEHOLD**





### Ground Floor



### First Floor



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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