



**Darwin Court, Gravel Walk, Rochester, ME1 1HP**  
Offers in excess of £160,000 Leasehold



## NO CHAIN

The Homes Group are delighted to present to the market this very well presented purpose-built one-bedroom flat. Set in the picturesque town of Rochester, with its Castle, Cathedral, Historic High Street, local amenities and Mainline Railway Station to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold - Lease Term: circa 109 years left. Ground Rent: £85 p/a. Service Charge: We have been advised by the seller that the current service charge is £1,997.60 per annum. All information is to be verified by your solicitor.

Benefits include: One double bedroom with built in wardrobe, a good-sized living room with roof top views over Rochester, modern fitted kitchen with built in hob and electric oven, modern contemporary bathroom with white suite, double glazing and electric heating. Externally the property benefits from an allocated parking space within the gated parking area under the building, while the building benefits from a lift and CCTV. The property is offered vacant with no onward chain.

### Entrance hall

### Lounge

15'0 x 13'2 (4.57m x 4.01m)

### Kitchen

9'4 x 7'0 (2.84m x 2.13m)

### Bedroom

15'0 x 9'3 at widest points (4.57m x 2.82m at widest points)

### Bathroom

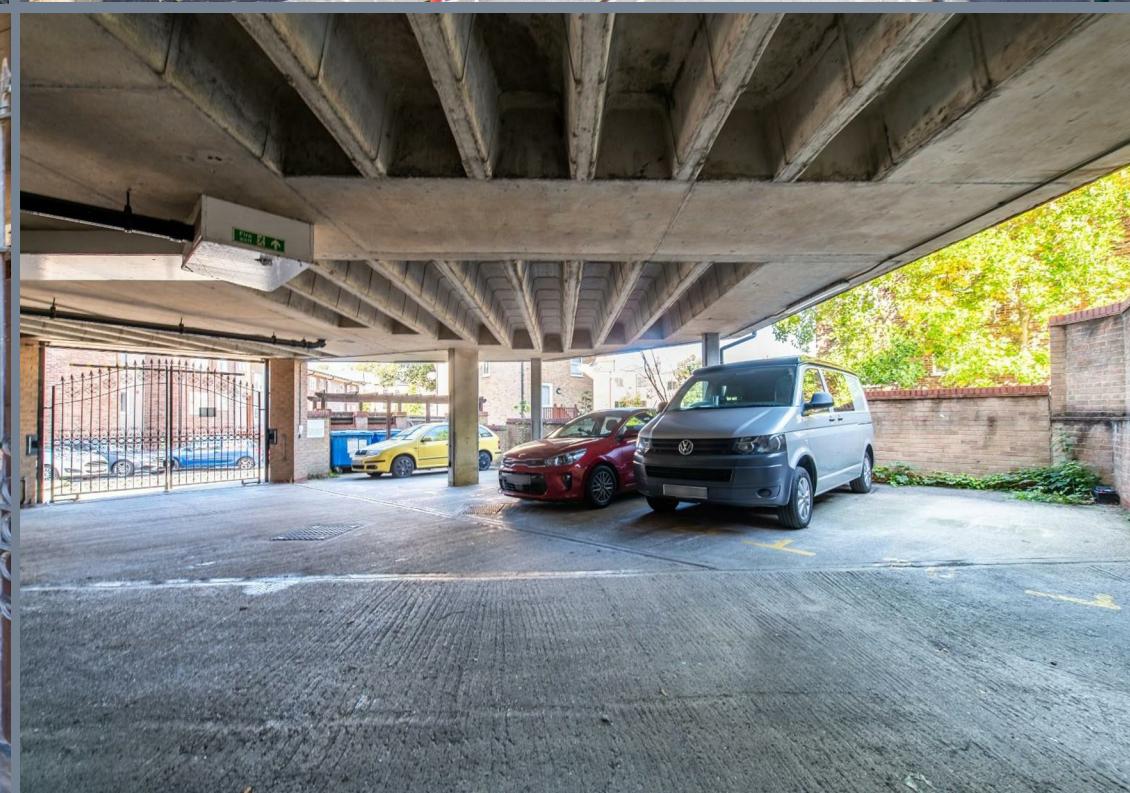
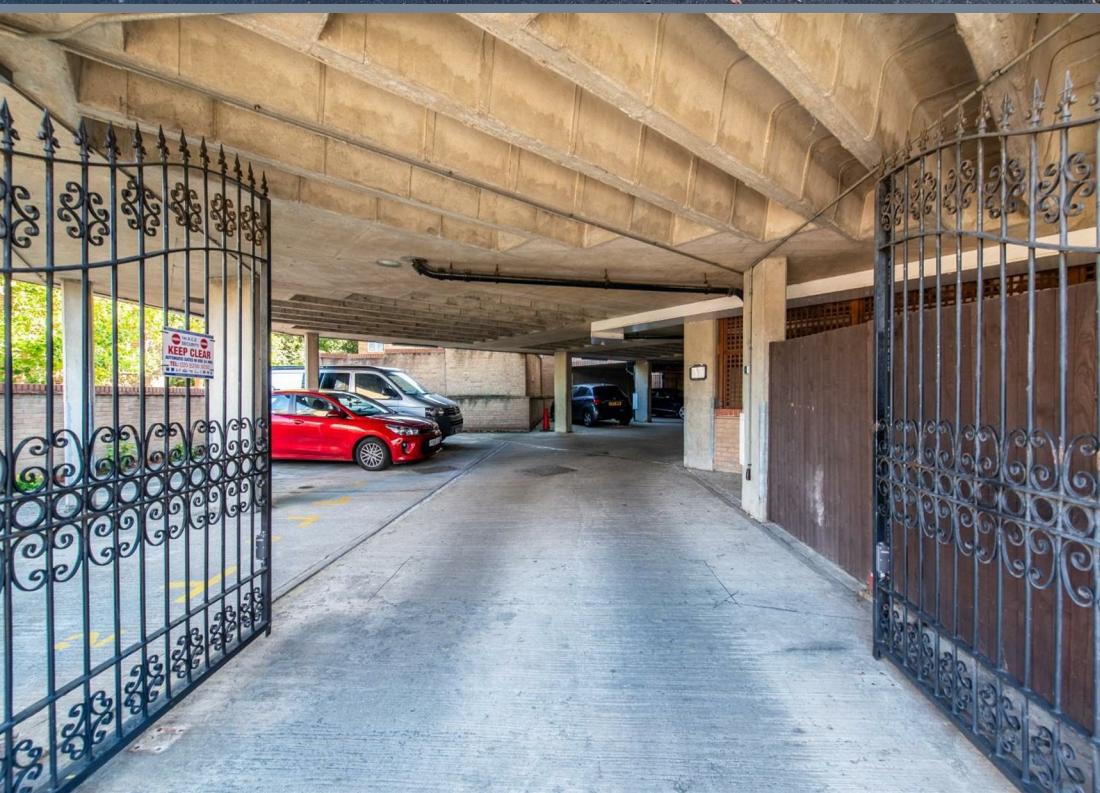
7'0 x 5'7 (2.13m x 1.70m)

### Allocated parking space

### Tenure: LEASEHOLD

### Council tax: BAND B

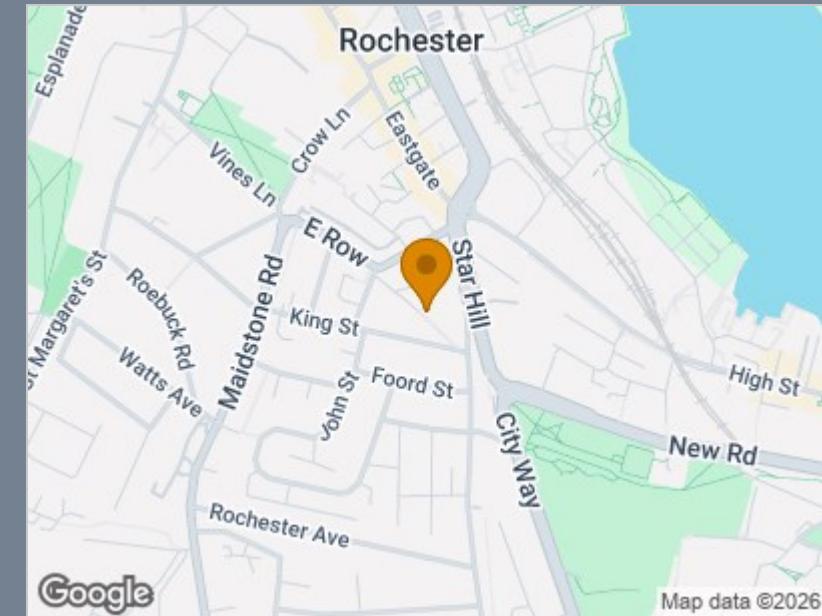




## Top Floor



Total area: approx. 46.7 sq. metres (502.3 sq. feet)



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

## 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.

71-75 Shelton Street, London, WC2H 9JQ

T: 01322 875000 | E: [info@thehomesgroup.co.uk](mailto:info@thehomesgroup.co.uk)

[thehomesgroup.co.uk](http://thehomesgroup.co.uk)