



Vale Drive, Chatham, ME5 9XD
Offers in excess of £190,000 Leasehold

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The Homes Group are delighted to present to the market this very well presented two-bedroom first-floor maisonette with lovely garden. Set in the popular Davis Estate area of Chatham with its local amenities, and very good road links via the A229 into Medway or nearby the A2/M2 to London and the coast, this property would make the ideal first purchase and home.

Benefits include: Two bedrooms, a large reception room, modern fitted kitchen, modern shower room with white suite, double glazing, central heating with new boiler in 2025 (Worcester Bosch), its own very good size and well maintained rear garden and built in storage.

Lease: Approximately 932 years remaining, Ground Rent: Peppercorn, Service Charge: Zero (details to be verified by sellers solicitor).

Entrance Hall

Kitchen

7'4 x 5'9 (2.24m x 1.75m)

Lounge

12'0 x 10'6 (3.66m x 3.20m)

Bedroom One

12'0 x 10'6 (3.66m x 3.20m)

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

Shower Room

6'3 x 6'1 (at widest points) (1.91m x 1.85m (at widest points))

Rear Garden

68' x 16' (at widest point) (20.73m x 4.88m (at widest point))

Tenure: LEASEHOLD

Council Tax: Band B



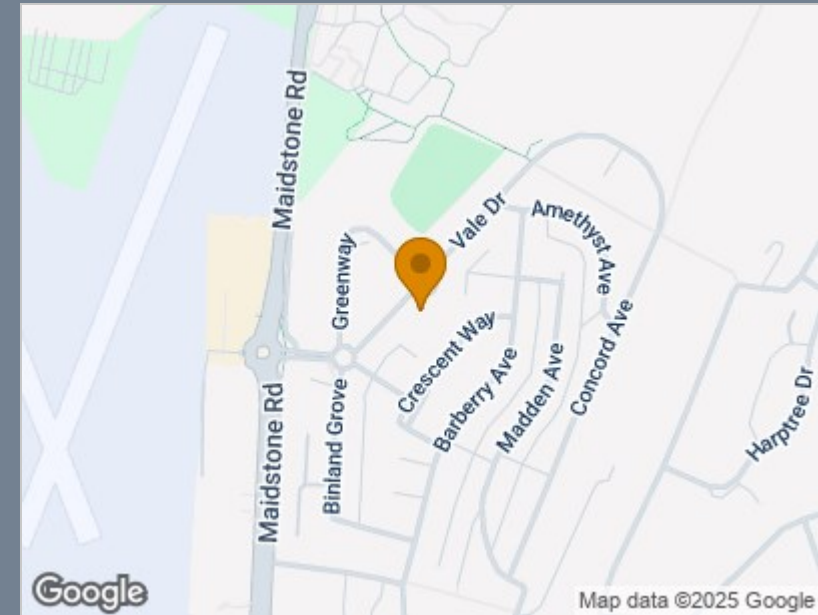


First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 43.8 sq. metres (471.9 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	61	73
(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.

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