



Gravel Walk, Rochester, ME1 1HP
Asking price £170,000 Leasehold

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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 spacious purpose-built one-bedroom flat would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold - Lease Term: 125 years from 31/12/2014 (circa 113 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 very good-sized living room, fitted kitchen, hob and electric oven, modern shower room 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.

Entrance hall

Lounge

17'7 x 14'0 (5.36m x 4.27m)

Kitchen

10'9 x 6'11 (3.28m x 2.11m)

Bedroom

13'0 x 9'4 (3.96m x 2.84m)

Shower room

7'0 x 5'8 (2.13m x 1.73m)

Allocated parking space

Tenure: LEASEHOLD

Council tac: BAND B



Ground Floor



Total area: approx. 52.4 sq. metres (564.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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