



Vale Drive, Chatham, ME5 9XD  
Offers over £170,000 Leasehold

VACANT with NO FORWARD CHAIN - The Homes Group are delighted to present to the market this vacant two-bedroom first-floor maisonette IN NEED OF MODERNISATION. 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 or Buy-to-Let investment property.

Approximately 925 years remaining lease - details to be verified by sellers solicitor.

Benefits include: Two bedrooms, a large reception room, fitted kitchen, shower room with white suite, double glazing, central heating, its own good size rear garden (in need of work) and loft storage. Offered VACANT with NO FORWARD CHAIN.



### Entrance Hall

### Kitchen

7'4 x 5'10 (2.24m x 1.78m)

### Lounge

11'10 x 10'6 (3.61m x 3.20m)

### Bedroom One

11'11 x 10'6 (3.63m x 3.20m)

### Bedroom Two

9'4 x 8'8 (2.84m x 2.64m)

### Shower Room

6'0" x 5'8" (measurements at widest points) (1.85m x 1.75m (measurements at widest points))

### Rear Garden

Tenure: Leasehold

Council Tax: Band B



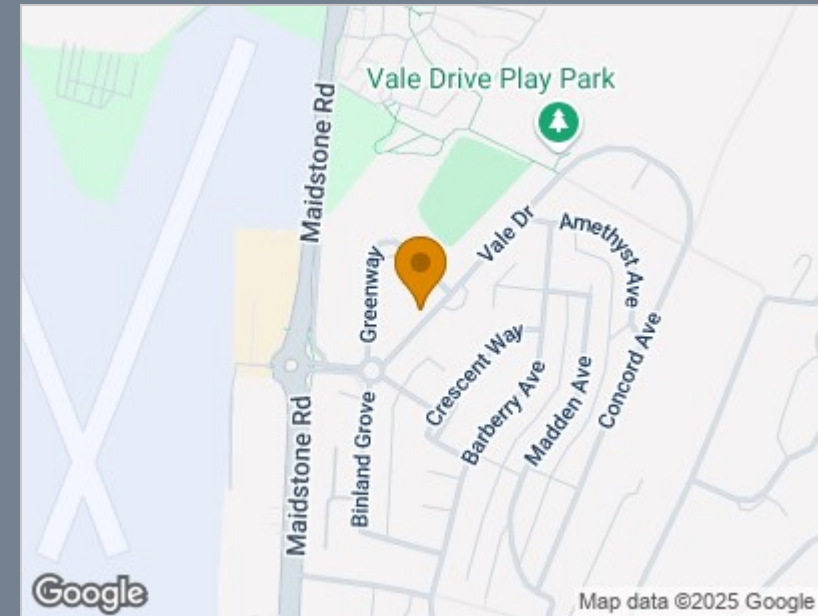


## First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



Total area: approx. 43.2 sq. metres (465.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.