



Darwin Court, Gravel Walk, Rochester, ME1 1HP
Asking price £160,000 Leasehold



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: 99 years from 01/01/1994 (circa 68 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 with window, hob and electric oven, 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.

Entrance hall

Lounge

17'9 x 14'10 (irregular shape) (5.41m x 4.52m (irregular shape))

Kitchen

10'9 x 6'10 (3.28m x 2.08m)

Bedroom

11'9 x 10'11 (3.58m x 3.33m)

Bathroom

7'0 x 6'9 (2.13m x 2.06m)

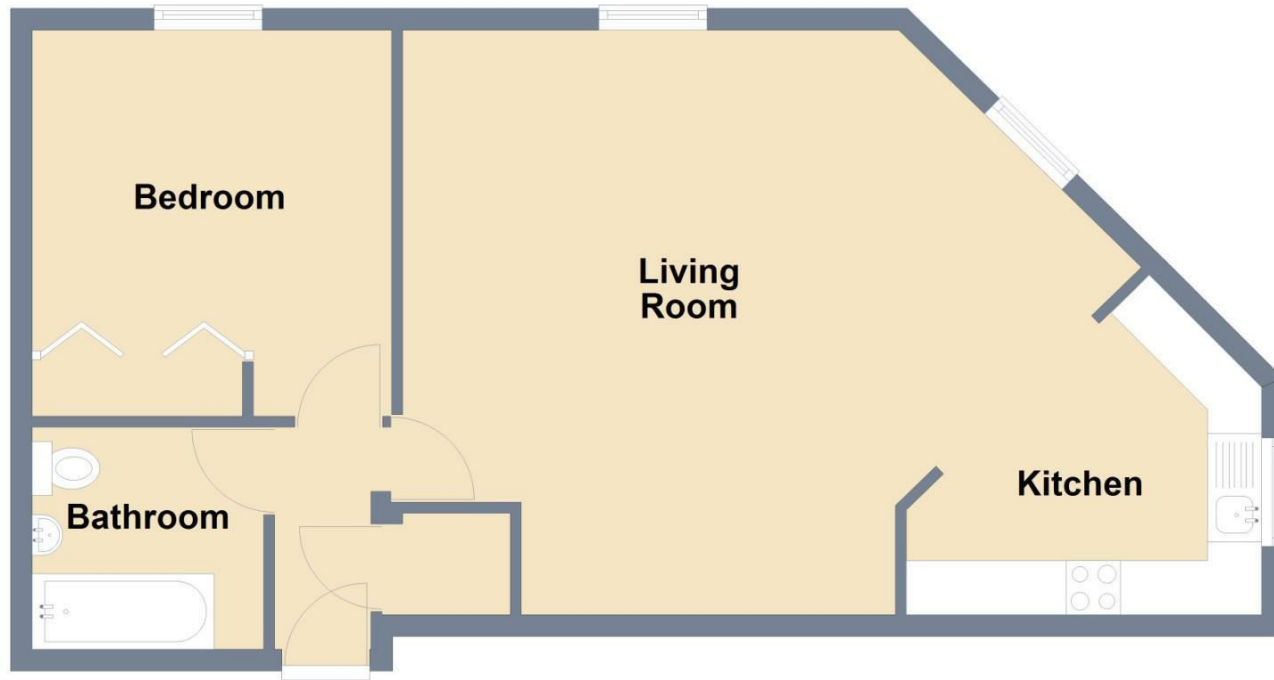
Allocated parking space

Tenure: LEASEHOLD

Council tax: BAND B



Ground Floor



Total area: approx. 56.9 sq. metres (613.0 sq. feet)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	