

THE HOMES GROUP

Valetta Way, Rochester, ME1 1FB

Guide price £185,000 Leasehold

2 1 1 C

GUIDE PRICE £185,000 to £195,000 - Set on the popular Esplanade riverside development, within the pituresque town of Rochester, with its Castle, Cathedral, Historic High Street, local amenities and Mainline Railway Station to London and the coast, this very well presented purpose-built two-bedroom apartment would make the ideal first purchase or Buy-to-Let investment property.

Tenure: Leasehold - Lease Term: 125 years from 01/02/1997 (circa 96 years left), Ground Rent: £200 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,729.97 per annum. All information is to be verified by your solicitor.

Benefits include: One double bedroom and one single bedroom, a very good-sized living room with river view, fitted kitchen, hob and electric oven, modern bathroom with white suite, double glazing and gas fired central heating. Externally the property benefits from an allocated parking space for two cars under the building, and use of the communal bike store and garden.

VACANT WITH NO CHAIN

Entrance hall

Lounge
15'8 x 15'5 (4.78m x 4.70m)

Kitchen
9'10 x 12'6 narrowing to 6'6 (3.00m x 3.81m narrowing to 1.98m)

Bathroom
5'7 x 4'10 (1.70m x 1.47m)

Bedroom one
12'1 x 8'10 (3.68m x 2.69m)

Bedroom two
9'0 x 6'6 (2.74m x 1.98m)

Allocated parking
42'4 x 7'8 (12.90m x 2.34m)

Tenure: LEASEHOLD

Council tax: BAND C











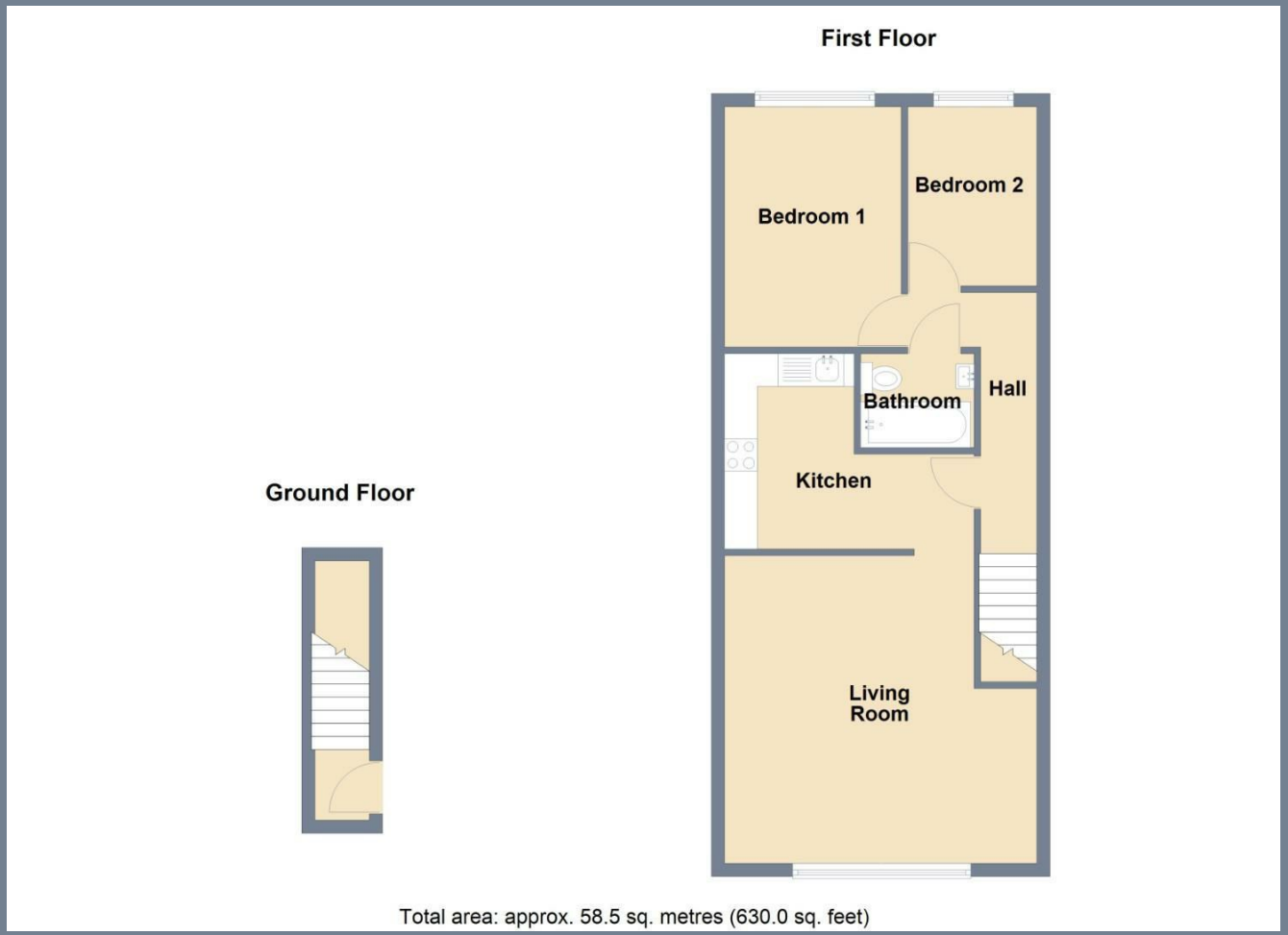


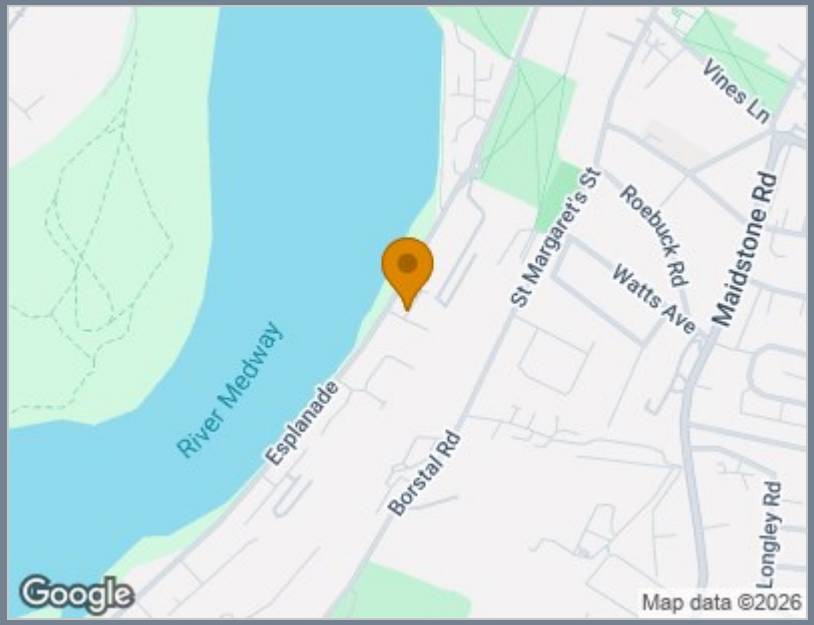


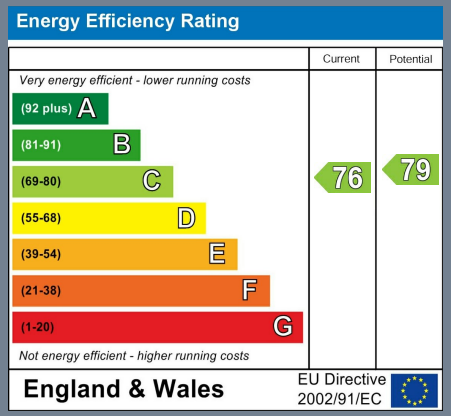












Viewing

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.

The Bridge Nucleus Brunel Way, Dartford, Kent, DA1 5GA
T: 01322 875000 | E: info@thehomesgroup.co.uk
thehomesgroup.co.uk