Sealeys Walker Jarvis

24, Toad Hall Crescent,
Rochester, ME3 8PA

Offers Over £200,000

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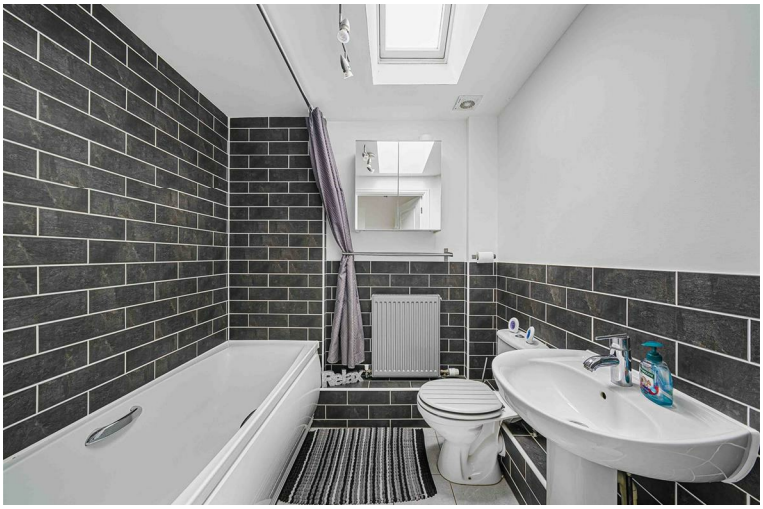
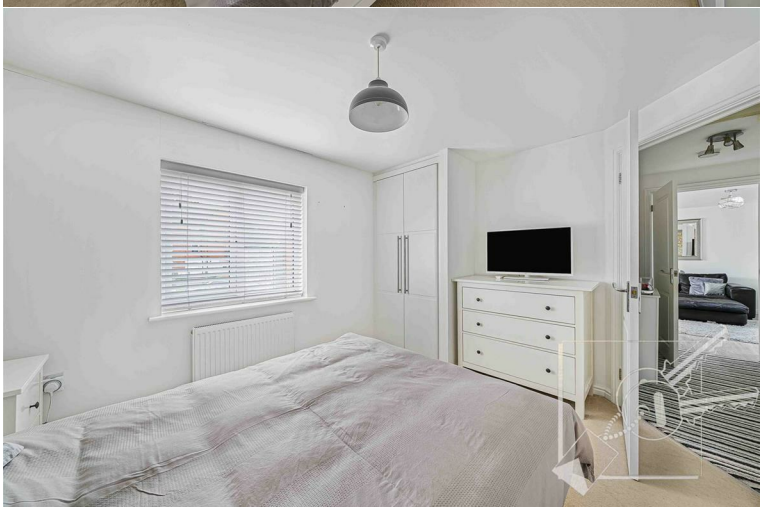
- Two Bedroom Coach House
- Allocated Parking Space
- Pleasant Cul-De-Sac Location
- No Onward Chain

24 Toad Hall Crescent, Rochester, Kent, ME3 8PA

DESCRIPTION:

Welcome to this modern purpose built, two bedroom, super coach house on a popular development. Presenting an excellent opportunity for those seeking a comfortable living space on one level, we are sure this property will not disappoint. On entering the property via the private entrance door and staircase, you are greeted by a spacious lounge/diner, featuring a skylight window creating plenty of additional natural light. The fitted kitchen is accessed from this living space includes built in oven and hob. There are two double bedrooms, one with a built in wardrobe. There is a modern bathroom which also boasts a skylight window. Externally we understand there is an allocated parking space. Offering immediate vacant possession this property would ideally suit a first time buyer looking to step onto the property ladder. Viewing highly recommended.





LOCATION:
Toad Hall Crescent is a cul-de sac location, on a small development of houses and and apartments known as The Willows at Chattendene, it is a great community offering a blend of tranquility and accessibility to nearby amenities including local shops and parks. Chattendene has its own primary school and there is a secondary school in the neighbouring area of Hoo. Medway Tunnel is within easy access, leading to the Medway towns including the historic City of Rochester. You can catch the high speed train into the Capital from Strood Railway Station or you can take the domestic train.

FRONTAGE:
Private entrance door leading to carpeted staircase.

LOUNGE/DINER:
Double glazed window to front, laminate flooring, radiator with cover, skylight window letting in additional natural light, cupboard housing boiler and hot water cylinder. Access to kitchen.

KITCHEN:
Double glazed window to front with wooden shutters/blinds. Fitted with cream wall and base cupboards providing plenty of storage, complementary worksurface, one and a half bowl sink and drainer with mixer tap. Built in AEG gas hob, matching oven and stainless steel canopy extractor hood. Inset ceiling spot lights.

INNER HALL:
Carpet, radiator.

BATHROOM:
Sky light window, tiled floor, partly tiled walls, radiator. Modern white suite comprising panelled bath with shower mixer taps, pedestal wash basin and low level w.c..

BEDROOM ONE:
A double room with double glazed window to front, carpet, radiator, built in wardrobe.

BEDROOM TWO:
A double room with double glazed window to rear, carpet, radiator.

PARKING:
We understand there is one allocated parking space, located in front of the property. There are limited visitor parking areas nearby.

TENURE:
Leasehold:
Start Date: 13/05/2008
End Date: 01/02/2130
Lease Term: 125 years from 1 February 2005
Term Remaining: 104 years

Ground Rent £150 p.a. TBC by your solicitor/conveyancer
Service Charge: £965.40 for years 2025-2026 TBC by your conveyancer/solicitor

Please note we have not seen a copy of the lease. Your Solicitor/conveyancer will confirm full details, prior to exchange of contracts.

SERVICES:
Mains Gas, Mains Electricity, Mains Drainage, Mains Water

LOCAL AUTHORITY:
Medway Council.

Council Tax Band B £1803.89 2026/2027

NOTE:
Please note this property is being sold under grant of probate

Toadhall Crescent ME3

Approximate Gross Internal Area 59.2 sq m / 638 sq ft

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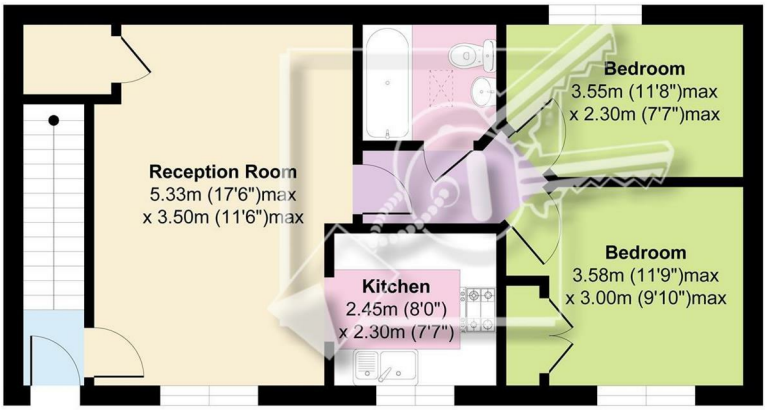
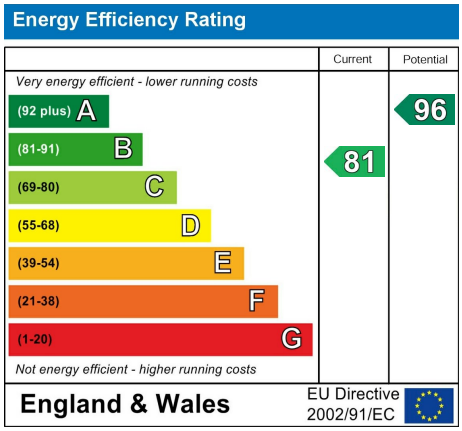
First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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