





Victoria Street, Rochester

2 Bedroom, 1 Bathroom, Amazing Location

£175,000

MARTIN&CO



- ME1 - Superb location/Investor or First-Time Buyers
- 5 minute walk to the station
- Modern internal finish throughout
- New lease from 2021
- Low Council Tax Band A
- Central Rochester location
- Close to Rochester High Street
- Near Rochester Castle and Cathedral
- Great opportunity for all
- Call on 01634 838700



JUST OFF THE HIGH STREET!! This two-bedroom flat is for sale right in the historic riverside town of Rochester, Kent. Set within a key central location, the property benefits from its own private entrance and a modern internal finish, making it well suited to first-time buyers or as a buy-to-let investment, supported by a new lease from 2021 and a low Council Tax Band A.

The flat offers one great size lounge/dining room and neutrally decorated fresh kitchen, providing a practical layout for everyday living, along with a bathroom and two perfect size bedrooms.

Rochester's characterful High Street is within easy reach, just meters away, offering a range of independent shops, cafés, restaurants and pubs, as well as regular local events. Rochester Castle and Rochester Cathedral provide notable historic landmarks and green spaces along the River Medway for walking and leisure.

Public transport connections are a strong feature of this address. Rochester railway station is nearby, offering frequent services to London Victoria, London St Pancras International and London Bridge, with journey times from around 40–50 minutes, as well as services towards the Kent coast. Local bus routes provide additional links across Medway and surrounding areas, and road connections via the A2 and M2 give access towards London, Maidstone and Canterbury.

Overall, this modern, well-presented two-bedroom flat in a central Rochester location offers a practical opportunity for buyers seeking an accessible home or investment with strong transport and local amenities.

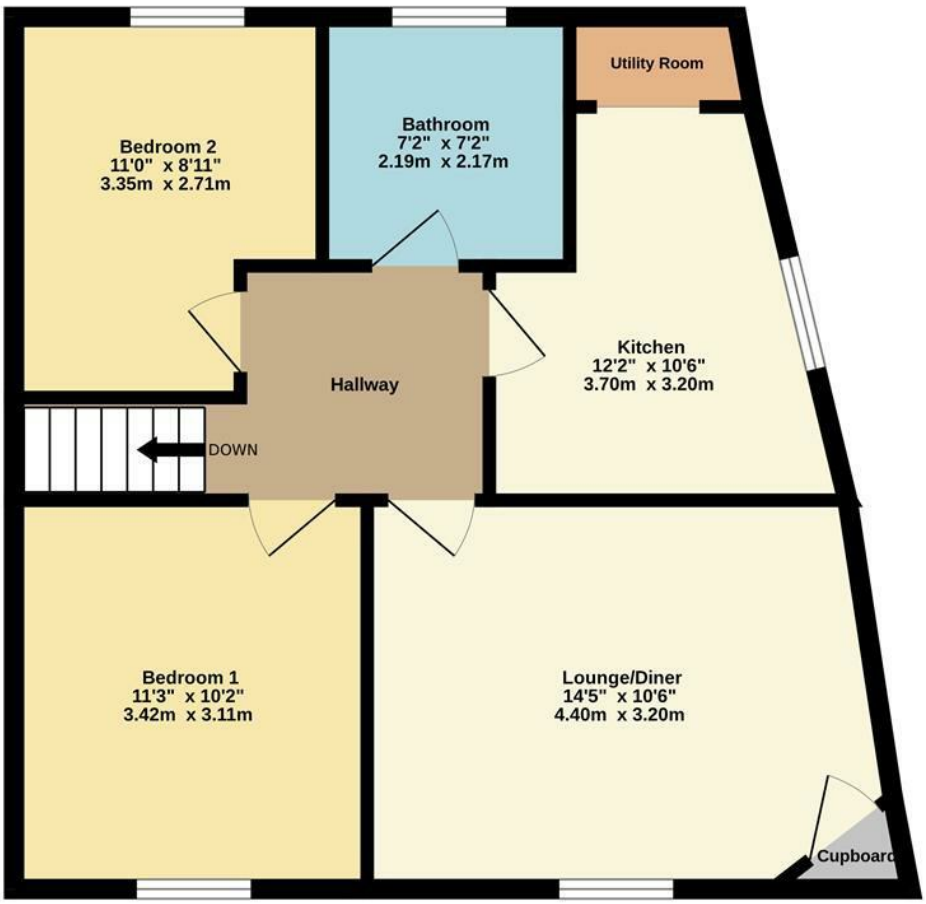
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Top Floor
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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