



Ranscombe Close, Rochester

£150,000


MARTIN&CO

Ranscombe Close, Rochester

Date Available:
Deposit:
null

Council Tax Band: A

- Family-friendly flat
- Prime location
- Great size bedrooms
- Family bathroom
- Large reception room
- Purpose-built in 1970
- 635 sq ft of space
- Close to local amenities
- Easy access to transport
- NO CHAIN

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Chain Free! We are delighted to present this well-appointed two-bedroom flat, offered for sale in a sought-after location with excellent proximity to nearby schools. This property is in good condition and would make an ideal addition to any investor's portfolio.

The accommodation comprises a welcoming large lounge/diner, enhanced by generous windows that provide an abundance of natural light, creating a bright and comfortable space perfect for relaxation or entertaining guests. The property features one kitchen, optimally laid out to maximise both efficiency and convenience.

Both bedrooms are doubles, providing ample space and comfort. The primary bedroom benefits from built-in wardrobes, offering excellent storage solutions and keeping the living areas uncluttered. The flat includes one well-maintained bathroom.

Energy efficiency is rated at EPC category D, ensuring that the property remains relatively cost-effective to run. Additionally, the property falls under council tax band A, making it appealing for those mindful of ongoing costs.

Unique to this flat is the valuable benefit of off-road parking, an asset in such a desirable area. The property is conveniently situated within easy reach of reputable schools, making it an attractive proposition for investors looking to capitalise on the strong rental demand in the vicinity.

Ground Floor
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.
Made with Metaphor 10025

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