



High Street | | Rochester | ME1 1RB

Offers invited £210,000



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No Onward Chain! This two bedroomed first floor flat is ideal for first time buyer, investor or those downsizing. There is a good sized lounge, kitchen with fitted hob and oven, bathroom and allocated parking highly unusual for a High Street flat. Located in a popular setting, Rochester High Street has independent shops, cafes and restaurants, the mainline station has Hi-Speed services to London St Pancras, Ebbsfleet international, Stratford International and regular services to London Victoria and London Bridge as well as the Kent coastal towns. There are also good road links to the A2, M2 and M20. Viewing is highly recommended.

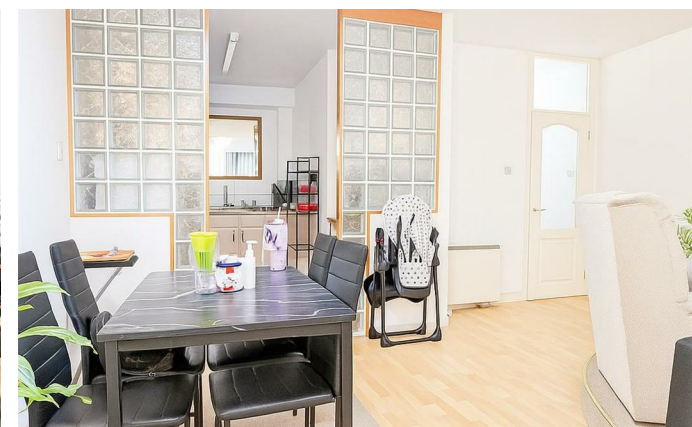
Communal hall, stairs to first floor, ENTRANCE DOOR to HALL: built in cupboard, storage radiator
LOUNGE: windows, storage radiator, wood laminate flooring, open plan to
KITCHEN: fitted wall and base cupboards, fitted electric hob and oven with stainless steel hood over, worktops with inset sink, plumbed for washing machine, tiled splashback

- NO ONWARD CHAIN
- LOUNGE
- TWO BEDROOMS
- KITCHEN WITH HOB & OVEN
- ALLOCATED PARKING

Lounge

19'4" x 16'5" (5.89m x 5.00m)

This bright and spacious lounge measures 5.89 by 5.00 metres and features a neutral decor with wood-effect flooring and a large window letting in natural light. The space offers ample room for seating and dining arrangements, creating a versatile area for relaxation and entertaining.





Kitchen

11'2" x 6'11" (3.40m x 2.11m)

The kitchen is thoughtfully designed with a practical layout, featuring light wood cabinetry, dark worktops, and tiled splashbacks. Integrated appliances include a hob with an extractor hood and an oven, while additional space accommodates a washing machine and microwave. The room benefits from a window connecting to the lounge, enhancing the sense of openness.

Bedroom 1

12'10" x 8'10" (3.91m x 2.69m)

Bedroom 1 offers a cosy and inviting space measuring 3.91 by 2.69 metres. It is warmly carpeted and includes a double bed with bedside tables on either side. A large window with soft pink curtains brings in natural light, while a full-length mirror and small shelving unit provide practical storage and dressing space.

Bedroom 2

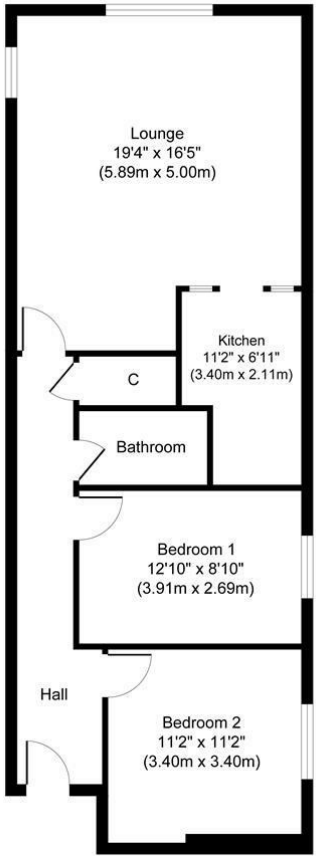
11'2" x 11'2" (3.40m x 3.40m)

Bedroom 2 is a square-shaped room measuring 3.40 by 3.40 metres, carpeted and featuring a single bed with purple bedding. The room includes a wardrobe and a desk chair, with a window dressed in dark curtains that ensures privacy and light control, making it a comfortable and practical sleeping area.

Bathroom

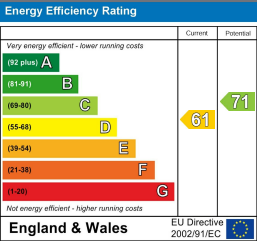
The bathroom is neatly fitted with white tiles surrounding a bath with a glass shower screen, a pedestal wash basin and a toilet. The room is well-lit and compact, offering all the essentials in a clean and functional space.





Approximate Floor Area
766 sq. ft
(71.19 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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