



Shorland Court, Esplanade | | Rochester | ME1 1QF

Guide price £300,000

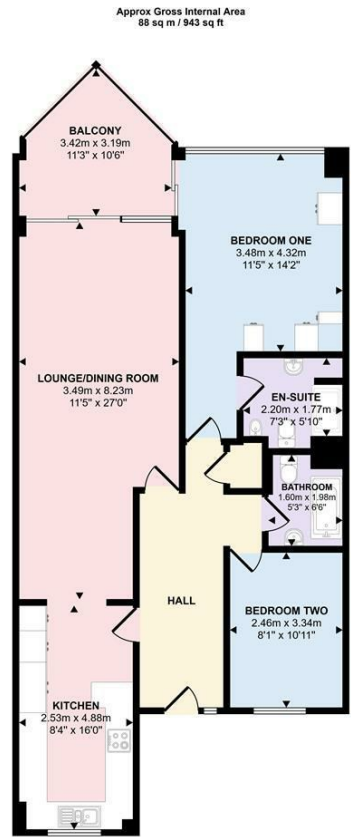


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GUIDE PRICE £300,000 - £320,000

No Onward Chain. Set within the premier development 'Shorts Reach' on the river Esplanade, this spacious ground floor two bedroomed apartment has the benefit of its own self-contained patio and entrance to the rear and small enclosed balcony terrace to the front. The apartment has a fitted kitchen with integrated appliances, plinth heaters and vacuum unit, a 27' lounge/dining room opening onto a balcony terrace with view over the communal gardens towards Backfields Park. The principal bedroom has an en-suite shower and doors onto the terrace. There is secure undercroft parking and visitor parking. Situated within a half mile of Rochester Castle, Cathedral and historic High Street with its independent shops, cafes, restaurants and mainline station with hi-speed trains to London.

- SPACIOUS GROUND FLOOR FLAT
- EN-SUITE
- SECURE GATED DEVELOPMENT
- NO ONWARD CHAIN
- TWO BEDROOMS
- CLOSE TO HIGH STREET AMENITIES
- UNDERCROFT PARKING



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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

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