Greenleaf
Sales • Lettings • Mortgages









Lyon Court High Street

Rochester, ME1 1HX

Greenleaf are delighted to offer this two bedroom second floor Apartment to let just a few minutes walk to Rochester Railway Station, shops, bars and restaurants. Offering entrance hallway, lounge with open plan kitchen which includes integrated oven and hob. Two double bedrooms and bathroom. Gas central heating, double glazing and juliet balcony. Available now!

*Unfurnished - furniture shown will not be included with the property *

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£1,200 Per Month

Lyon Court High Street

Rochester, ME1 1HX

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- 2 BEDROOM APARTMENT
- OPEN PLAN KITCHEN
- WALKING DISTANCE TO ROCHESTER RAILWAY STATION
- GAS CENTRAL HEATING
- AVAILABLE NOW
- COUNCIL TAX BAND C
- 1 WEEK HOLDING DEPOSIT £276.92 (RENTX12/52X5)
- 5 WEEK DEPOSIT £1384.61 (RENTX12/52X5)

Property information

According to Ofcom
Superfast broadband availability 100%
Ultrafast broadband availability 0% in older data
Full fibre availability

Initial screening identifies:
River and sea flooding: Very low risk in one postcode-level assessment.
Surface water flooding: Low risk in another assessment.
Nearby higher-risk flood mapping exists, approximately 273 metres away.

Mobile phone coverage
The main networks to assess are EE, O2, Vodafone and Three.
Ofcom provides address-level predicted indoor and outdoor 4G/5G coverage. Actual reception can vary within the building, particularly in flats with thicker walls
Median download speed 51.5 Mbps
Median upload speed 10 Mbps
Maximum recorded download 72.85 Mbps

Electric and Gas -Mains connected

Water - Mains
Parking - On street

Greenleaf have no validation over the accuracy of this information taken from Ofcom. It is intended to provide a useful guide for information only. Prospective tenants are urged to make their own enquiries.



Directions

Tel: 01634730672













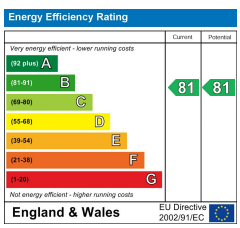


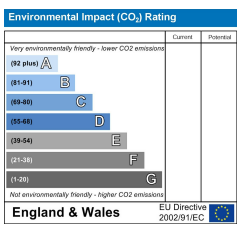
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This plan is illustrative only,
its details cannot be relied upon and no liability is taken for any errors.

Floor Plan





Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.
Registered Office: 281 Wilson Avenue, Rochester Kent ME1 2SS
Registered No: 06222461 England. VAT No: 908929091

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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