



6 Harriet Drive

Rochester, ME1 1DY

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented two bedroom apartment to the market, in a sought-after location within Rochester ME1, available with NO ONWARD CHAIN and a 972 year lease! Located off the popular Esplanade and enjoying a tucked away position with partial river views, this spacious first-floor apartment boasts two off road parking spaces directly in front of the property, a Juliette balcony, recently new stylish kitchen and bathroom, impressive wood-effect flooring, and two good size double bedrooms. Further benefits include a long lease of 972 years and the opportunity of being able to simply move in and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Spacious hallway giving access to the bathroom, two double bedrooms, storage cupboard, and open-plan lounge/diner through to the kitchen.

Situated in an elevated position behind the riverside Esplanade in Rochester, this delightful apartment enjoys a peaceful and quiet position at the end of a cul de sac, with partial river views. The historic High Street with its range of restaurants, bars and shops, and the station with 35 minute fast trains to London St Pancras are all a walk away, as are lovely riverside walks and open spaces. There are a selection of highly regarded local schools for all age groups nearby, and all A2, M2, M20 road links are a short drive away.

Lease- 972 years

Service Charge and Ground Rent-£170 p.c.m approx

Price Guide £215,000

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- NO CHAIN! LONG LEASE!
- TWO OFF ROAD PARKING SPACES DIRECTLY IN FRONT OF PROPERTY
- WALK TO STATION WITH 35 FAST TRAINS TO LONDON
- EPC GRADE D / COUNCIL TAX BAND C / LEASEHOLD
- TWO DOUBLE BEDROOMS
- RECENT NEW KITCHEN AND BATHROOM
- WALK TO HISTORIC HIGH STREET AND ALL AMENITIES
- FIRST FLOOR
- OPEN-PLAN LOUNGE DINER WITH JULIETTE BALCONY
- CLOSE TO SCHOOLS AND ALL A2/M2/M20 ROAD LINKS

Hallway

9'10" x 6'2" (3.0m x 1.9m)

Spacious hallway with laminate wood-effect flooring and neutral decor, central light, storage cupboard (housing Megaflow immersion heater), loft access, (a good size, partially boarded and light), and access to bathroom, two bedrooms and lounge/diner through to kitchen.

Bathroom

9'2" x 6'2" (2.8m x 1.9m)

Recently new bathroom with white suite consisting of bath with rainfall shower overhead, WC and basin, stylish wall and floor tiles, frosted window to front of building, wall radiator and built-in storage cupboard.

Bedroom One

13'1" x 9'4" (4.0m x 2.85m)

Good size double bedroom with laminate flooring and window to rear with fitted floor to ceiling curtains.

Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

Further double bedroom with window to rear and fitted blinds, laminate flooring continued.

Lounge/Diner

16'10" x 11'7" (5.15m x 3.55m)

Good size lounge/diner with plenty of room for table, chairs and sofas, laminate flooring, Juliette balcony with

double doors to front of building, a further window providing lots of natural light, and two ceiling lights. Access from here into the kitchen.

Kitchen

10'2" x 7'2" (3.1m x 2.2m)

Recently new stylish kitchen, with attractive grey cupboards to wall and floor, contrasting black fixtures and fittings, "quartz-style" worktops and splashbacks, vinyl wood-effect flooring, window to rear of building and feature light, integrated dishwasher and electric oven and hob, space for fridge-freezer and washing machine, existing possibly to stay.

Off Road Parking

Two allocated parking spaces directly to front of the apartment, a few steps to the communal front door.

Communal hallway

With neutral carpet and decor, well-kept communal area with stairs up to the first floor apartment, with own storage cupboard to side of front door.

Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a

fee of between one and two hundred pounds per referral.

Agents Note 2

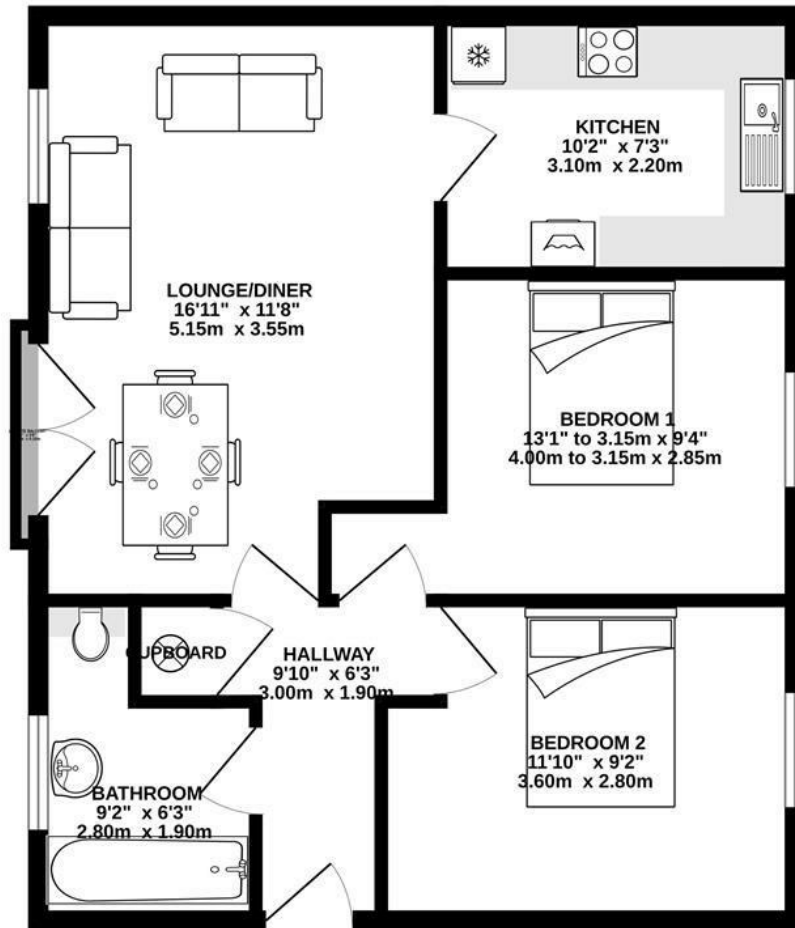
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Tel: 01634730672



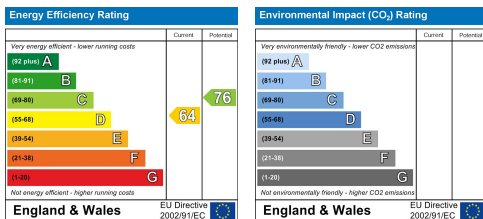


GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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