



The Mariners | Valetta Way, Rochester, ME1 1FB



Guide Price £220,000 to £230,000

Leasehold

ROBINSON MICHAEL & JACKSON

Our service will *move* you

The Mariners, Valetta Way

This fantastic two-bedroom flat offers the perfect blend of location and comfort. Situated on the sought-after Esplanade, you'll enjoy a vibrant atmosphere with excellent amenities and transport links right at your doorstep.

The fresh, neutral decor provides a blank canvas for you to personalize the space and create your dream home. Upon entering, you'll be greeted by a bright and spacious reception room, perfect for relaxing with loved ones or hosting memorable gatherings. The open-plan kitchen which has recently been refurbished is an aspiring chef's delight, and is even equipped with a wine cooler.

The modern bathroom, which was recently upgraded, complete with stylish fixtures, ensures a relaxing retreat after a long day.

The flat comes with two allocated parking spaces and a secure bike-store.



Property Features

- Council Tax: C
- EPC Rating: C
- Ideal first time buy
- Close to Rochester High Street
- Close to the mainline train station
- Well presented throughout
- Undercroft parking
- River walks nearby

Interior

Entrance Hall

Reception Room 5.26m x 3.45m (17'3" x 11'4")

Kitchen 3.28m x 1.9m (10'9" x 6'3")

Bedroom 3.6m x 2.7m (11'10" x 8'10")

Bathroom

Bedroom 3m x 2m (9'10" x 6'7")

Exterior

Allocated under croft parking for two cars.

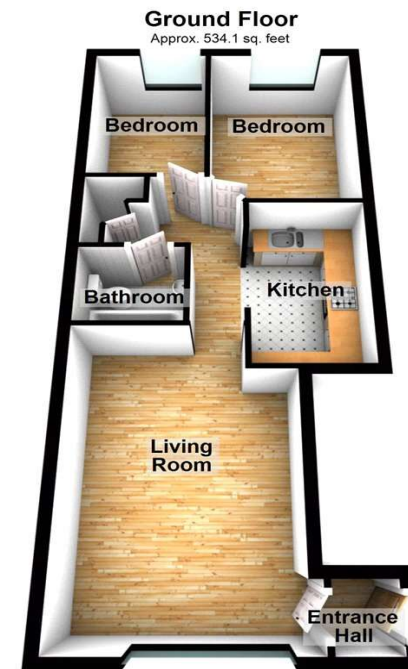
Secure bike storage

Leasehold Information

Time remaining on lease: Approx. 97 years and 10 months

Ground Rent: £200 Per Annum

Service Charge: £1,440 Per Annum



Total area: approx. 534.1 sq. feet

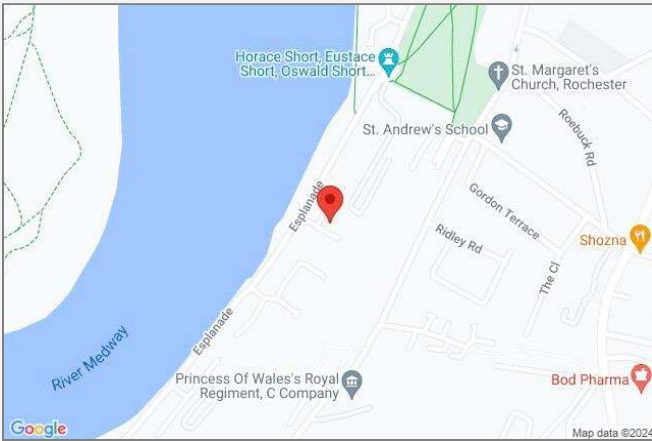
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Plan produced using PlanUp.





Property Location

The Mariners, Valetta Way, Rochester, ME1 1FB



Additional Information

Rochester boasts an abundance of History and is heavily connected to Charles Dickens, the Dickens festival being one of a number of themed weekends held in the high street throughout the year. The cobbled high street is a huge attraction for its independent boutique shops, quaint cafe's, highly recommended restaurants and traditional pubs. Rochester Cathedral and Castle sit on the edge of a sweeping bend of the River Medway. Whilst famous for it's historical connections, Rochester has also seen significant new riverside development in

recent years, making it attractive from a lifestyle and commuting perspective. Its newly built station offers High Speed rail links to Stratford International in 30 minutes or St Pancras International in 38 minutes. London Victoria is also accessible in just 52 minutes. Trips to the continent are also within easy reach via the Eurostar, which departs from nearby Ebbsfleet. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Rochester and near-by Chatham offer a fantastic range of primary and secondary schools, as well as the University

FOR MORE INFORMATION CONTACT US TODAY.

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