



## No. 7 Kings Mews Crow Lane

Rochester, ME1 1RE

GREENLEAF are delighted to introduce this impressive one bedroom ground-floor apartment to the market, favourably located within the sought-after Kings Mews just off Rochester High Street, ME1. Tucked away to the rear of this attractive looking building behind secure entry-phone gates, this fantastic property boasts a spacious hallway giving access to a good size bedroom, bathroom, and stunning open-plan kitchen/lounge-diner. The property has been well cared for by the current owner and boasts GCH, double-glazed windows and a long lease, and is conveniently located a short walk to the train station and 35 minute fast trains to London. With the beautiful Vines Park, Restoration House, historic Dickensian High Street and its fine selection of restaurants, bars, boutiques, famous cathedral and Norman castle all on your doorstep, quality local schools and A2/M2/M20 road links are all close by. Whether you commute or work from home this property represents a fantastic opportunity for all, and is simply ready to move into and enjoy. We recommend viewing at your earliest convenience to avoid disappointment.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

**Price Guide £199,950**

# No. 7 Kings Mews Crow Lane

Rochester, ME1 1RE



- IMPRESSIVE GROUND FLOOR APARTMENT
- SOUGHT-AFTER GATED KINGS MEWS LOCATION
- BEAUTIFULLY PRESENTED
- SPACIOUS OPEN-PLAN LOUNGE/KITCHEN-DINER
- CENTRAL ROCHESTER ME1 LOCATION
- WALK TO STATION AND 35 MINUTE FAST TRAINS TO LONDON
- CLOSE TO A2/M2/M20 ROAD LINKS
- WALK TO QUALITY LOCAL SCHOOLS FOR ALL AGE GROUPS
- WALK TO RIVER MEDWAY, ROCHESTER CATHEDRAL, VINES PARK AND NORMAN CASTLE
- BY HISTORIC DICKENSIAN HIGH STREET AND ALL BARS, RESTAURANTS AND BOUTIQUES

## Hallway

8'2" x 8'2" (2.5m x 2.5m)

Good size L shaped hallway giving access to bathroom, bedroom and lounge, with neutral decor and carpet.

## Bathroom

5'10" x 7'2" (1.8m x 2.2m)

Spacious bathroom with white suite consisting of bath, basin and WC, neutral vinyl flooring and decor, partial white wall tiles and feature tiles to side of bath.

## Bedroom

10'9" x 12'11" (3.3m x 3.95m)

Good size double bedroom with neutral carpet and decor, window to rear, plenty of space for wardrobes and chest of drawers.

## Lounge/Kitchen-Diner

22'7" x 17'0" (6.9m x 5.2m)

Very impressive spacious room, with attractive modern kitchen to one side with good range of wood-effect wall and floor units, contrasting grey work tops and breakfast bar, partial white wall tiles, integrated dishwasher,

fridge/freezer, washing machine and gas hob, spotlight and chrome fixtures and fittings; open plan to dining and lounge areas with plenty of space for table and chairs, sofas and furniture. Two windows to rear of the room offer plenty of natural light.

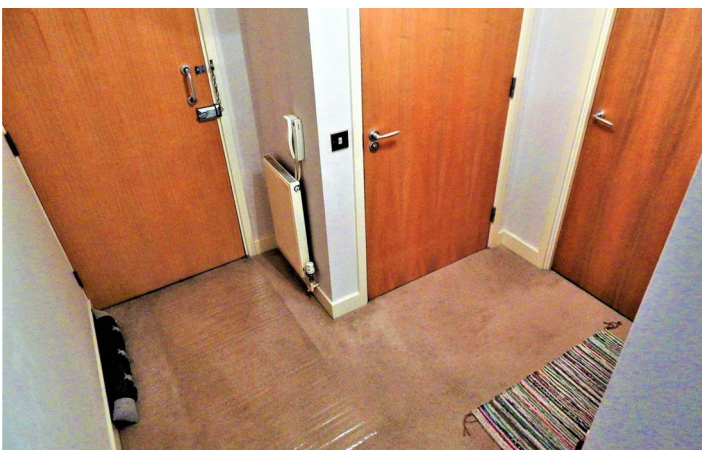
## Front of Building

From Crow Lane, the apartment is accessed via a secure entry phone gate, and is located off the main courtyard of this attractive looking former warehouse. The communal hallway leads directly to your front door. From here it's a walk to station, schools, High Street and all local amenities.

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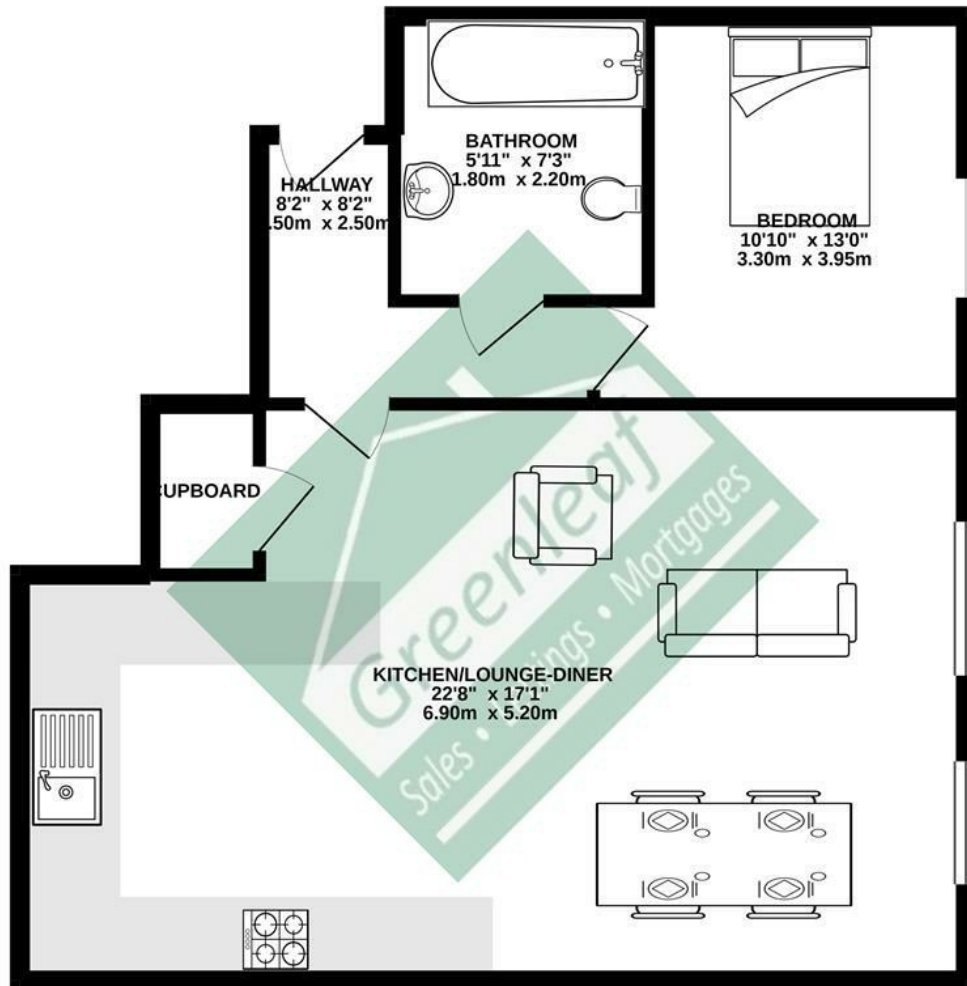
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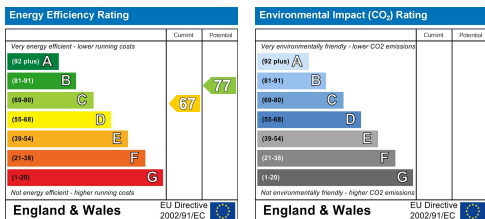


GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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