



## 2 Warblers Close

Rochester, Kent, ME2 3ED

GREENLEAF are delighted to introduce this one bedroom first floor over fifty-fives retirement maisonette to the market, in ever popular Strood, Rochester. Situated in a quiet residential cul de sac development, boasting well tended communal gardens and laundry room, off road parking, 964 year lease, and stair-lift to the property if mobility is an issue, the property further benefits from a local development manager and 24 hour emergency Apello call system, and is offered to the market vacant with no ongoing chain. The layout briefly consists of: Your own front door into hall with stairs/stair-lift up to further front door into lounge, archway to kitchen, door to inner hallway giving access to bedroom, bathroom, and storage cupboard. Located a short walk to town and all local amenities, shops, bars, restaurants, doctors surgery and train station to London and coast, local A2/M2/M20 road links are a short drive away. Whilst the apartment is neutrally decorated and has been well cared for over the years, it would also benefit from some updating and TLC throughout, giving you the opportunity to put your own stamp on this perfectly placed property.

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 £95,000

# 2 Warblers Close

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- ONE BEDROOM FIRST FLOOR MAISONETTE WITH STAIR LIFT
- OFF ROAD PARKING
- LONG LEASE / NO CHAIN
- WALK TO TRAIN STATION AND A2/M2/M20 ROAD LINKS TO LONDON AND COAST
- OVER FIFTY-FIVES
- COMMUNAL GARDENS
- ATTRACTIVE AND PEACEFUL RETIREMENT DEVELOPMENT
- DEVELOPMENT MANAGER AND 24 HOUR EMERGENCY CALL SYSTEM
- COMMUNAL LAUNDRY
- WALK TO TOWN CENTRE, SHOPS, DOCTORS SURGERY AND ALL AMENITIES

## Main Entrance Hallway and Stairs/Stair-Lift/Landin

2'11" x 20'8" (0.9m x 6.3m)

Your own front door leads into the hallway with stair lift to one side, neutral carpet and decor, landing at top of stairs with door into lounge.

## Lounge

15'1" x 10'9" (4.6m x 3.3m)

Good size lounge with window to rear offering pleasant views across gardens and development, plenty of space for small table, chairs and sofa, archway access into kitchen, doorway access into inner hallway from here.

## Kitchen

7'10" x 5'10" (2.4m x 1.8m)

Compact kitchen with window to front of property, cream colour kitchen units, grey vinyl worktops, fridge and freezer possibly to stay.

## Inner Hallway

4'3" x 4'9" (1.3m x 1.45m)

Inner hallway off lounge with useful airing/storage cupboard, doors into bedroom and bathroom from here.

## Bedroom

10'9" x 8'10" (3.3m x 2.7m)

With laminate flooring, window to front of property, neutral decor, useful built-in wardrobe.

## Bathroom

8'6" x 5'6" (2.6m x 1.7m)

Spacious bathroom with shower, WC and basin, built in cupboard, vinyl wood-effect flooring and neutral decor, partial wall tiles.

## Front of Property

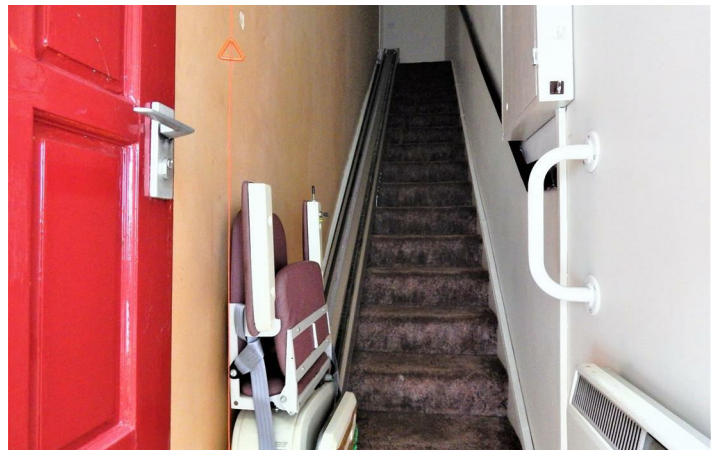
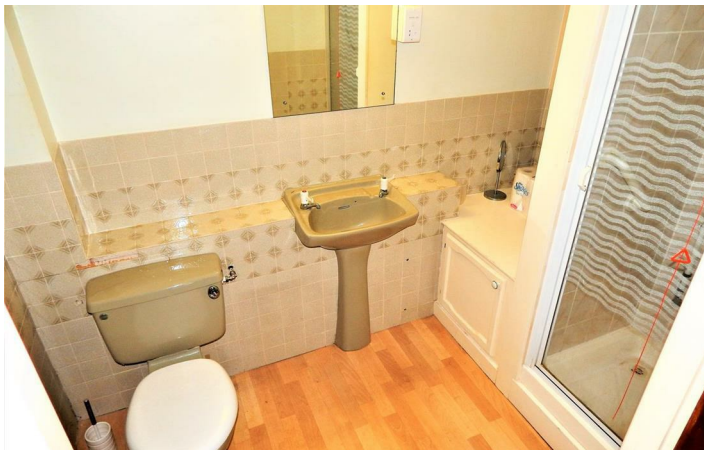
This perfectly proportioned one bedroom first floor maisonette is peacefully tucked away to one corner of this attractive retirement development, and benefits from a stair lift to your front door if mobility is an issue. With well-tended communal gardens and ample parking.

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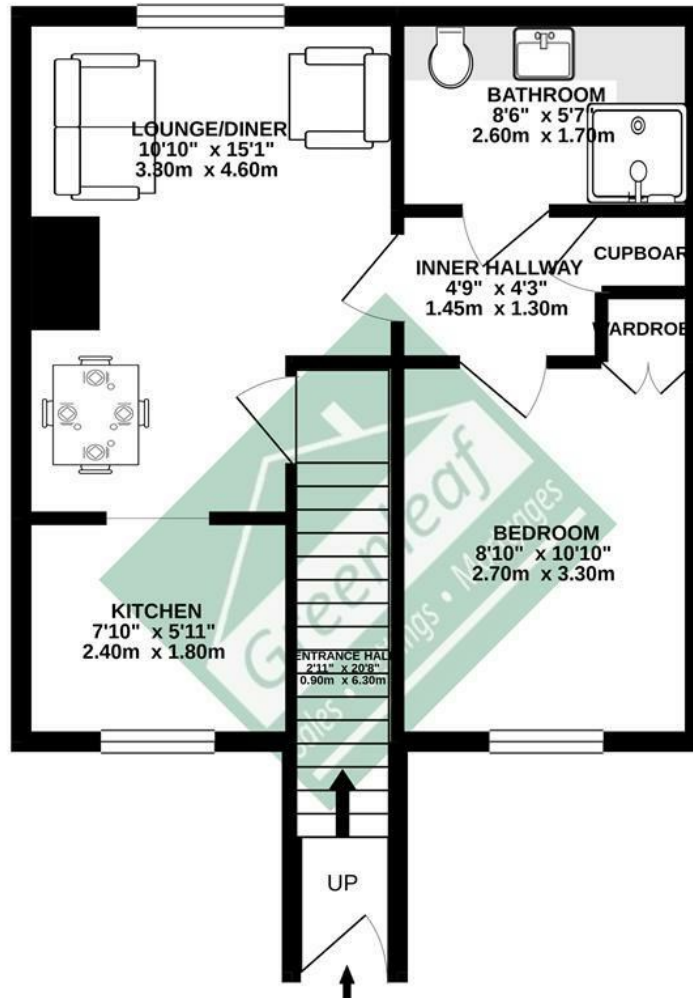
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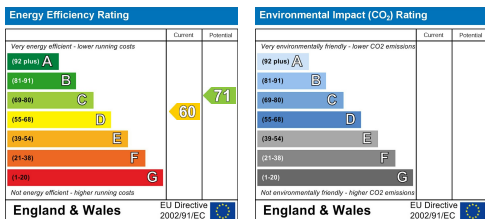


GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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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