



## 2 bed apartment to buy in ME1

386 Wilson Avenue, Rochester, Kent, ME1  
2ST

**£195,000** Starting Bid

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Sold by Pattinsons Secure Online Auction Conditions Apply, immediate exchange of contracts
- ✓ Being Offered For Sale With No Onward Chain
- ✓ Stunning First Floor Duplex
- ✓ Perfect First Time Purchase Or Possible Investment
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

• \*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000 \*\*\*

Two bedroom Duplex Apartment situated on the first floor and arranged over two levels, A stylish and very well presented property with no onward chain, Ideal investment opportunity or main residence.

Appx 116 years remaining on lease, please contact

Immediate exchange of contracts available

Secure Sale online bidding, Terms & Conditions apply.

EPC Rating: B

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 116

Annual Service Charge Amount: £4,405.00

Price: Starting Bid £195,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

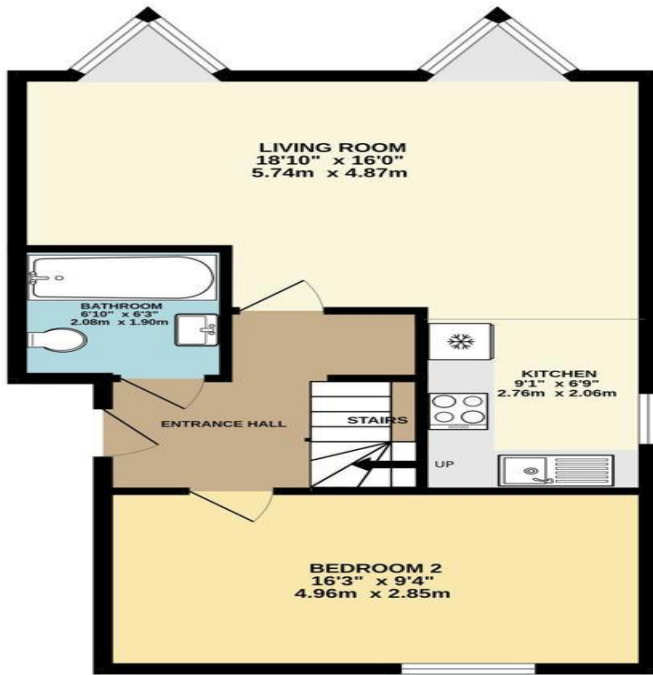
Sewerage: Standard UK domestic

Air conditioning: No

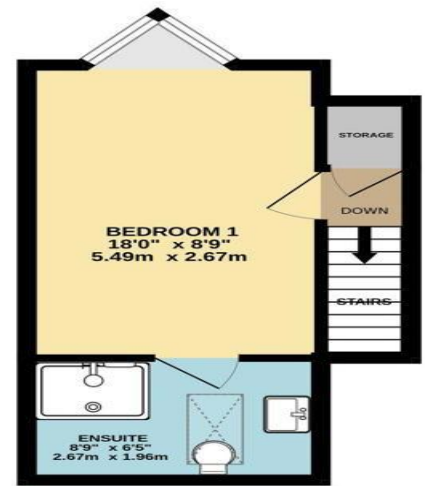
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

386 Wilson Avenue, Rochester, Kent, ME1 2ST

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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