



**Price**  
**£250,000**

**Leasehold**

3x  1x  1x 

**George Lane, Rochester,  
Kent, ME1**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Ideal first time buy!
- Top floor duplex apartment
- In the heart of the historic High Street with high speed train links
- Enjoy the roof terrace with river views
- Offered with no forward chain

## Accommodation

### FIRST FLOOR

Hallway

Lounge : 17'5 x 15'1 (5.31m x 4.60m)

Kitchen : 9'7 x 7'5 (2.92m x 2.26m)

### SECOND FLOOR

Landing

Bedroom 1: 12'4 x 10'6 (3.76m x 3.20m)

Bedroom 2: 10'0 x 8'6 (3.05m x 2.59m)

Bedroom 3: 8'3 x 6'7 (2.52m x 2.01m)

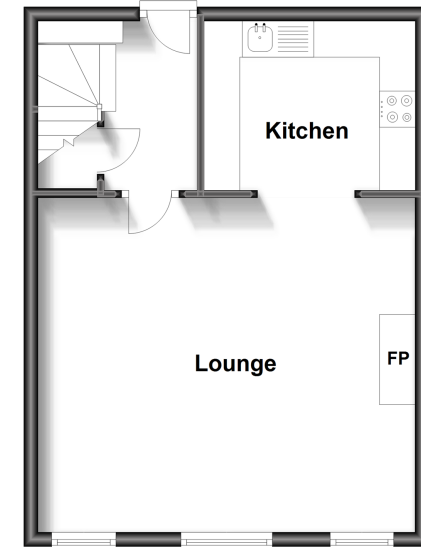
Bathroom: 7'3 x 6'7 (2.21m x 2.01m)

### OUTSIDE

Roof Terrace

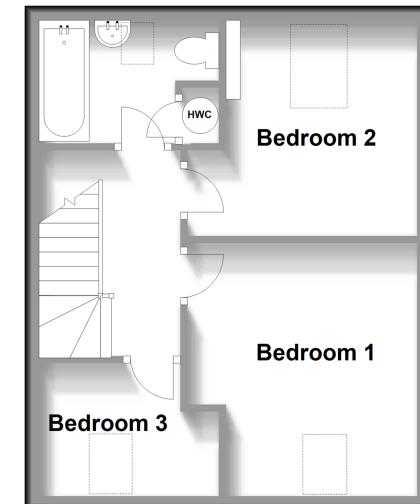
### First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



### Second Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



**Call Rochester - 01634 830925 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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