



**Price**  
**£375,000**

**Freehold**

3x  3x  1x 

**Parade Heights, St.  
Margaret's Street,  
Rochester, Kent, ME1**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Sought after prestigious location close to the historic High Street
- 2 en-suites, a bathroom and cloakroom
- Newly decorated throughout
- Off-road parking
- Offered for sale with no forward chain

## Accommodation

### GROUND FLOOR

Lounge: 18'7 x 11'0 (5.67m x 3.36m)  
 Kitchen: 18'7 x 9'7 (5.67m x 2.92m)  
 Cloakroom: 5'4 x 3'1 (1.63m x 0.94m)

### FIRST FLOOR

Landing  
 Bedroom 2: 12'9 x 9'0 (3.89m x 2.75m)  
 En-suite Shower Room: 10'0 x 3'6 (3.05m x 1.07m)  
 Bedroom 3: 8'9 x 7'10 (2.67m x 2.39m)  
 Bathroom: 8'9 x 4'6 (2.67m x 1.37m)

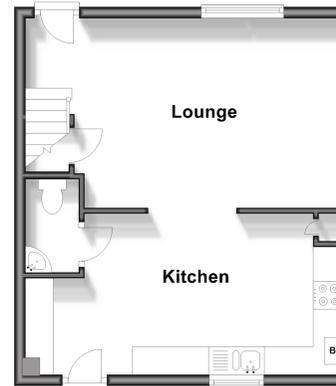
### SECOND FLOOR

Landing  
 Bedroom 1: 15'7 x 12'5 (4.75m x 3.79m)  
 En-suite Shower Room: 8'9 x 3'1 (2.67m x 0.94m)

### OUTSIDE

Patio Area  
 Off-Road Parking

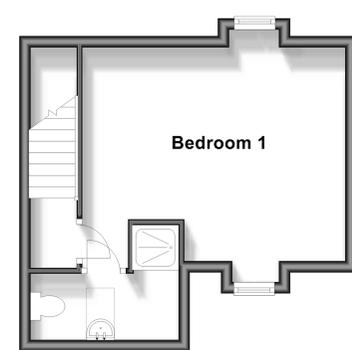
**Ground Floor**  
 Approx. 35.9 sq. metres (386.4 sq. feet)



**First Floor**  
 Approx. 35.9 sq. metres (386.4 sq. feet)



**Second Floor**  
 Approx. 25.9 sq. metres (278.5 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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