



1

Bedroom



1

Bathroom



What the current owner loves....

".....is being in walking distance of everything you need and want. I work in London twice a week and the HS1 makes the normally stressful journey a breeze and I always get a seat! The flat is generously spaced and the open plan area allows for a great socialising area to relax after a long day."

This rare freehold apartment will suit many!

Offering a great sized master bedroom with fitted wardrobes, modern open plan living area and fitted kitchen.

The bathroom is also a great size complete with shower over the bath.

Snodland railway is a very convenient few minutes' walk away and can take you to either Rochester or Maidstone. Or you can jump on the fast train and be in London within 40 minutes! You will also have easy access to the m2 and the m20 motorways and a good bus service. There are plenty of amenities right on your doorstep. Within the village there are supermarkets, post office, bakers, hairdressers, pharmacy, library, take aways, children's centre and tea rooms to name but a few.

You are just a short distance from the beautiful Leybourne lake country park which boasts great outdoor activities and is perfect for peaceful countryside walks for all of the family. There are several picturesque villages within short journey times. Whilst Rochester is just across the river, with its host of pubs, bars and restaurants as well as the historic castle and cathedral.

Council Tax Band: B

Shared Freehold - Divided by the 8 flats - 12.5% ownership per flat.

Buying a share of freehold means that you will acquire a shared ownership of the freehold title relating to the building, as well as a leasehold interest in the individual flat. This allows more say on what happens and is done with the building. You are able to become a Director (any Owner able to do this) - This means more contact with the building Management and have more power for change.

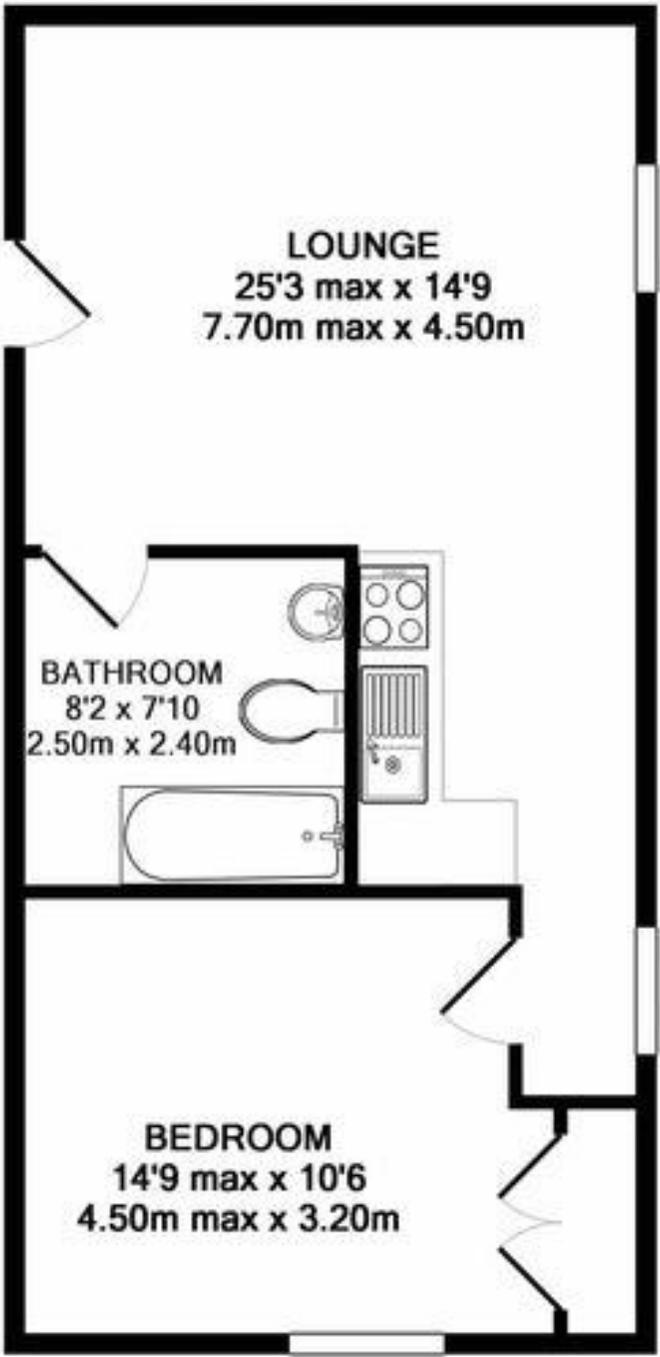
Omnicroft is the Building Management Company. We have a direct Contact and very response to issues.

Service Charge

This cost covers a number of costs including Administration, Maintenance (cleaning, gardening, Fire Alarm/Emergency Lighting testing and servicing, General minor Repairs etc), Insurances, Communal Utilities and Major works reserve funds. Internal complete communal redecorations including new carpet scheduled for 2024. Touch ups and tidy of communal areas in discussions.

Current monthly charge of £109.91.

The cost of Service Charge items can be discussed and disputed as a Shared Owner to ensure we are paying the best price. Another advantage of Shared Freehold.



TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.3 SQ.M.)

