



Farleigh Gardens, ME1

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale

GUIDE PRICE: £270,000-£280,000

Flat 7 Murston House, 19 Farleigh Gardens, Wouldham, Kent, ME1 3FW

EPC RATING: B





A modern TOP FLOOR apartment with fantastic and far reaching views over the countryside and the river Medway, plus allocated parking in Peters Village. The property is presented in excellent condition and benefits from an en-suite to the master bedroom and a fitted kitchen area. It is well positioned for easy motorway connections and the nearby town of Rochester offers high speed train links to London and beyond. Please call to arrange a viewing.

**Leasehold
Ground rent: £250 p/a
Service Charge: £1,824 p/a
992 years left on the lease
Council tax: C
EPC: B
Ultrafast Full Fibre Broadband not yet available**



- **A TWO BEDROOM TOP FLOOR APARTMENT**
- **BALCONY OVERLOOKING THE RIVER WITH PANORAMIC VIEWS**
- **POPULAR RIVERSIDE DEVELOPMENT**

- **ALLOCATED PARKING SPACE**
- **UTILITY/WALK IN CUPBOARD**
- **ENSUITE TO MASTER BEDROOM**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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