

1 bed apartment to buy in ME1

Rochester Avenue, Rochester, Kent, ME1 2DR

£100,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Converted apartment offered with no chain
- Spacious lounge with good natural light
- modern fitted kitchen
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Located along the ever-popular Rochester Avenue, this converted apartment offers a fantastic opportunity for buyers looking to add their own stamp. Arranged over three floors, the property provides flexible accommodation with character, and would suit first-time buyers, professionals, or investors seeking a project that requires modernisation rather than major works. The ground floor comprises a private entrance hall leading to a generously sized bathroom and a useful storage area. This level offers a practical layout and good space, ready for cosmetic updating. The first floor forms the main living area, featuring a bright lounge with space for both living and dining furniture. Adjacent is a fitted kitchen with wall and base units and space for appliances. While functional, both rooms would benefit from general updating, allowing a purchaser to tailor the space to their own style. On the second floor is a spacious double bedroom with extensive built-in storage cupboards, offering excellent potential to create a comfortable and private retreat. Rochester Avenue is well positioned for access to Rochester High Street, which offers a wide range of independent shops, cafés, restaurants, and historic attractions including Rochester Castle and Cathedral. Rochester Train Station is within easy reach, providing high-speed services to London St Pancras in around 35 minutes, along with regular services to London Victoria, Charing Cross, and Cannon Street. Road links are excellent, with the A2 and M2 close by, connecting to London, the Kent coast, and Bluewater Shopping Centre. This property represents a great opportunity for those looking for a manageable project in a well-connected and desirable Rochester location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 60

Price: Starting Bid £100,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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

Electric: National Grid

Water: Direct mains water

Water meter: Yes

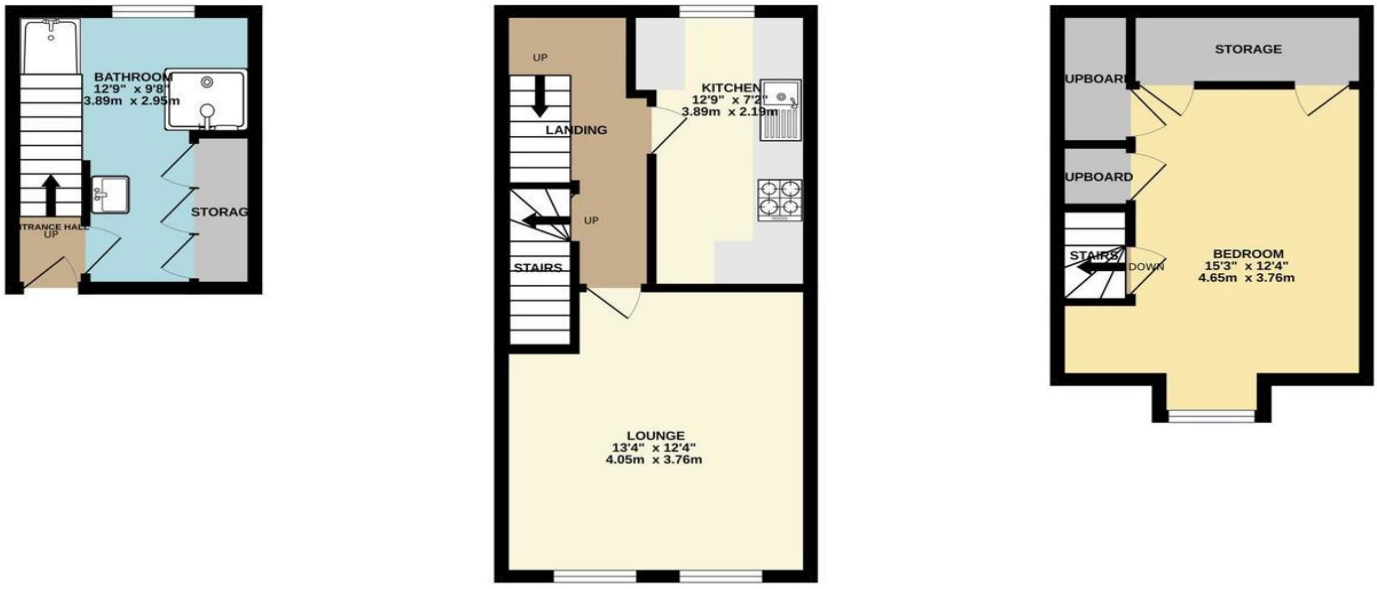
Sewerage: Standard UK domestic

Air conditioning: No

GROUND FLOOR
123 sq.ft. (11.5 sq.m.) approx.

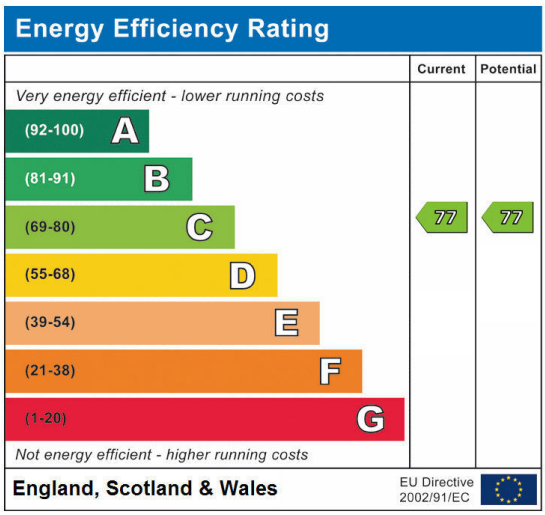
1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.

2ND FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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.
Made with Metropix ©2026



Rochester Avenue, Rochester, Kent, ME1 2DR

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

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.