



**GREYFOX**  
SALES & LETTINGS



**2 Union Street**  
Rochester, Kent, ME1 1XZ

**£800** pcm



# 1 Bedroom Studio

2 Union Street, , Rochester , Kent , ME1 1XZ

## Description

A well presented and spacious top floor studio apartment with both high street and river views. This property is located on the doorstep of Rochester high street and only a ten minute walk to Rochester train station. The property has a generous size living space which is open to the modern kitchen. The kitchen includes a fitted electric oven, electric hobs, space for further appliances and a breakfast bar. The bathroom includes a shower over the bath. Additional benefits include gas central heating as well as a period feel to the building including sash windows. Viewings are by appointment with Greyfox only. Available Early/mid May Unfurnished EPC Rating C71 Council Tax Band A The tenancy security deposit amount £923.07 The required tenant holding fee is £80.00

## Key Features

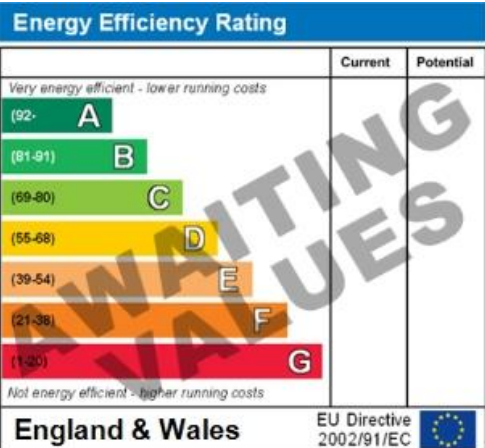
\* Unfurnished

## Local Area

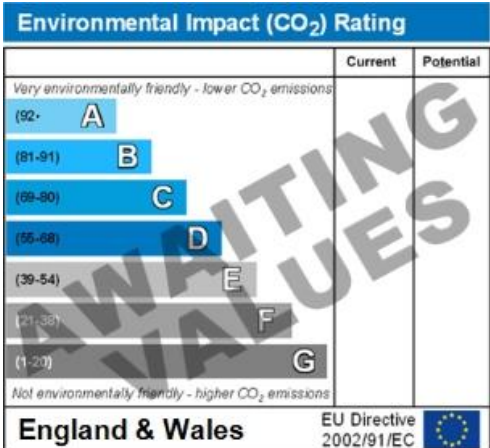
## Fee Details

Rental: £800 pcm  
Deposit: £923.07  
Admin Fee: £300  
Reference Fee: £60  
Guarantor Fee: £90

(Other fees will apply) - Fees include VAT unless otherwise stated



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Greyfox Investments Ltd

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**Agents Notes**  
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenancy details, fees, deposit figures and council tax etcetera are given as a guide only and may be subject to change and should be checked and confirmed by you on inspection and prior to referencing. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox.

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