





A UNIQUE 3 BEDROOM DUPLEX APARTMENT ON ST. MARY'S ISLAND, 27FT LIVING ROOM WITH VAULTED CEILING, SOUTH FACING BALCONY, 17FT BEDROOM WITH DRESSING AREA AND EN SUITE PLUS SECOND BALCONY AND UNDERCOVER PARKING. PLEASE NOTE THERE ARE ADDITIONAL COSTS WITH THIS APARTMENT.

**\*\* PLEASE SEE THE NOTES BELOW REGARDING ADDITIONAL MAINTENANCE COSTS IN RESPECT OF WORKS AT THIS PROPERTY \*\***

This large three bedroom DUPLEX APARTMENT is situated in alongside the waterfront on St Mary's Island, set over two floors and offering 1234 Sq Ft of accommodation, with a feature 27ft living room with a vaulted ceiling located on the top floor, plus a large south facing balcony overlooking the open parkland on the Island.

The apartment sits on the top two floors of the building, with the lower floor comprising of the master bedroom that measures 17'6 x 13'7, with two double wardrobes to the dressing area and a large en suite bathroom that includes both a bath and a shower. The master also offers a large south facing balcony, one of two balconies that this property has to offer. Also to the lower floor is the main family bathroom and the second bedroom that measures 15'11 x 13'5 with double wardrobe.

The top floor is a real feature of this design, with the 27ft vaulted ceiling living room, leading through to a well fitted 11ft kitchen that includes an electric oven with gas hob above and integrated fridge freezer. The third bedroom is also located on the top floor and this measures 11'2 x 10'6.

Undercover allocated parking is provided with additional visitors parking available at the front of the property.

**\*\*\* PLEASE NOTE \*\*\***

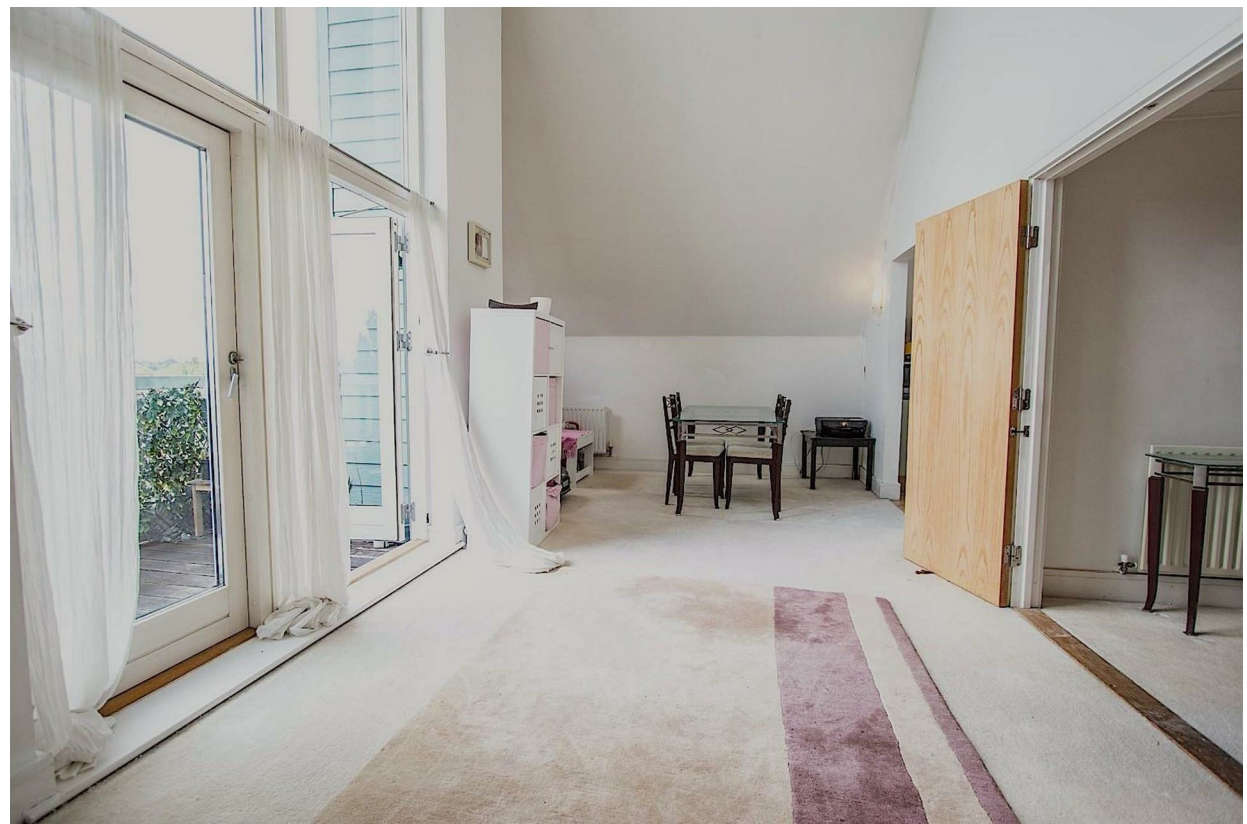
In addition to the annual service & maintenance charges of £3798.07, there is also an additional five year schedule of works charge for improvements & repairs at the property. The additional annual works charge for the 2023/2024 year for this apartment is £5,118.00 making a total annual service & maintenance charge of £8916.07 or £743 per month.

A management company projection for the additional annual works charges for the full five years of works is available upon request.

Ground rent £250.00 per annum

**PLEASE BE AWARE THAT THIS IS A TOP FLOOR APARTMENT AND THERE IS NO LIFT AT THIS BUILDING.**





- Superb 3 Bedroom Duplex Apartment
- Set Over Two Floors with 1234 Sq Ft
- Panoramic Views Across the Open Parkland
- Two South Facing Balconies
- Top Floor 27'8 Living Room with Vaulted Ceiling
- 17'6 Master Bedroom with Dressing Area and En Suite Bathroom
- 16ft Second Bedroom with Views
- Well Fitted 11ft Kitchen with Integral Appliances
- Just Yards from Riverside Walks
- Offered with No Chain

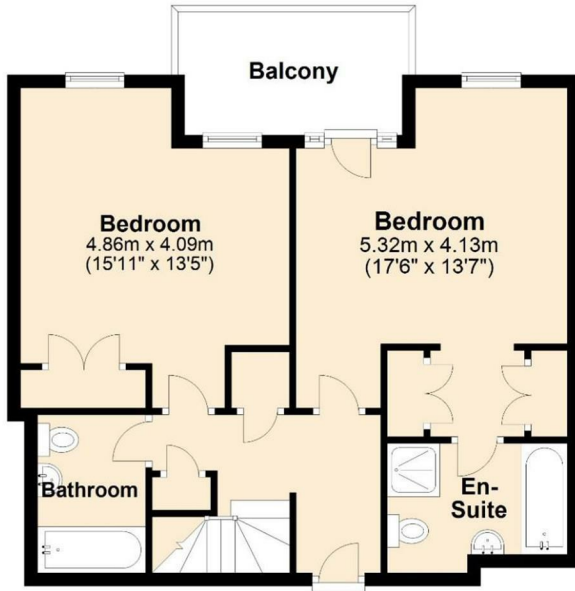


**THE AGENT ON THE QUAYS**

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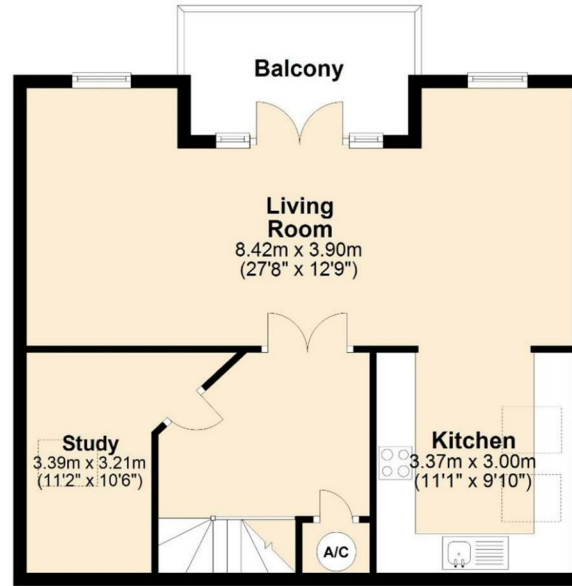
### Ground Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



### First Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



Total area: approx. 114.7 sq. metres (1234.8 sq. feet)  
For illustration purposes only - not to scale

