





**\*\* UNEXPECTEDLY BACK TO MARKET \*\*** TWO BEDROOM WATERFRONT FACING APARTMENT AT THE AZURE COUNTRYSIDE MARITIME DEVELOPMENT ON ST. MARY'S ISLAND. SOUTH FACING VIEWS ALONG THE DOCK TOWARDS THE MARINA AND UPNOR CASTLE. TWO SOUTH WEST FACING BALCONIES, GARAGE & ALLOCATED PARKING.

This is a rarely available two bedroom, two balcony, second floor apartment at Augustus Way, St. Mary's Island on the highly desirable new Countryside 'AZURE' development with both a garage and allocated parking space.

The accommodation briefly comprises of a large open plan kitchen/dining area measuring 20'6 x 17'4, a living area measuring 15'6 x 10'5 with a feature, floor to ceiling window and 4.4 m<sup>2</sup> balcony to front offering stunning water views along the dock toward the marina & river midway, a master bedroom also with a balcony and en suite shower room, second bedroom and main bathroom.

The kitchen is fitted with a high quality modern white wall and base units incorporating a single electric oven, electric ceramic hob, cooker hood and integrated dishwasher and fridge/freezer. The flooring is Amitico Spacia oak wood effect throughout the apartment with the exception of both bedrooms which have a high quality grey carpet.

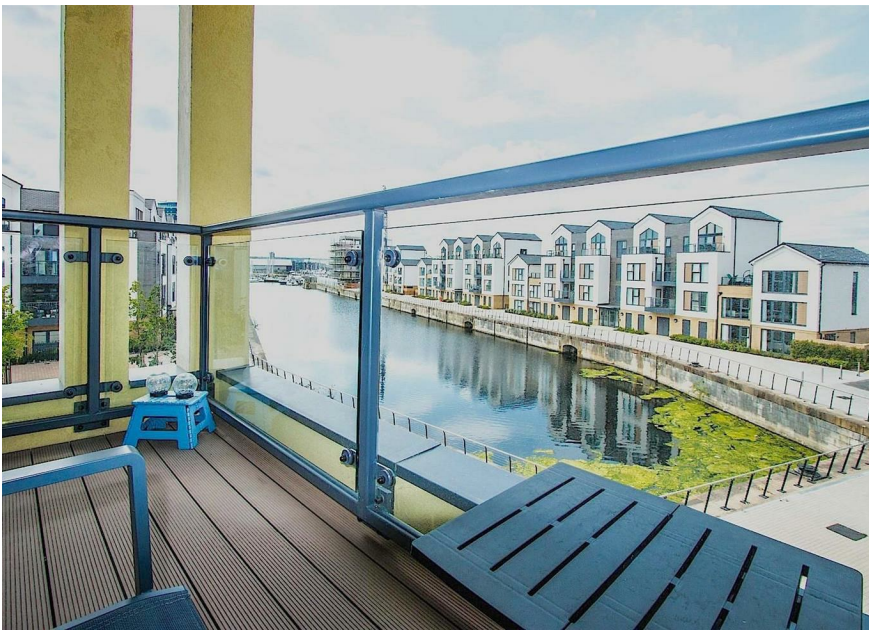
The Master bedroom measures 17'3 x 10'8 and benefits from a 5.5m<sup>2</sup> balcony offering those stunning views and built-in double mirrored wardrobes. The en suite shower room features feature ceramic tiling, heated towel rail, modern white sanitaryware and Swiss Elm worktop.

Bedroom two measures 12'8 x 11'5 also with double built-in wardrobes and floor to ceiling windows to take advantage of the views. The main bathroom is fitted with a double-ended bath, elm wood panel and shower, additionally there is a large laundry/storage cupboard with washer/dryer, located in the apartments hallway.

These apartments have lift access, gas central heating, a generous garage with electric door, allocated parking, are wired for virgin media and have video/audio security phone entry. Both balconies also benefit from decking style flooring and external lighting.

Early viewing is recommended as these apartments rarely come back to the market. The remaining 8 years of the NHBC Certificate will transfer to the new owner.





- Stunning Waterfront Apartment St. Mary's Island
- Two Balconies with Views of Marina and Castle
- Spacious Living Area with South West Facing Balcony
- Large Master Bedroom with En Suite and Balcony
- High Quality Kitchen and Bathrooms
- 895 Sq. Ft Total Living Space
- South Facing Views Across Waterfront
- Gas Central Heating
- Lift Access & Audio/Visual Security Access
- Garage & Allocated Parking Space



**THE AGENT ON THE QUAYS**

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**BASIN APARTMENT 3 - PLOT 242**

**Kitchen/Dining Area**  
6.29m x 5.32m    20'6" x 17'4"

**Living Area**  
4.72m x 3.18m    15'6" x 10'5"

**Master Bedroom**  
5.28m x 3.30m    12'8" x 11'5"

**Bedroom 2**  
3.87m x 3.49m    12'8" x 11'5"

**Total Floor Area:** 83.1 sq m / 894.9 sq ft

KEY

W    Wardrobe

