





Three Bedroom 2nd Floor Apartment With Large Balcony With Views Toward The River Medway & Upnor Castle. Part Of The New Azur Docks Development On St. Mary's Island. 2 Allocated Parking. PLEASE BE AWARE THIS LOVELY APARTMENT DOES NOT HAVE A LIFT.

This is a rarely available three bedroom second floor apartment with balcony at Augustus Way, St. Mary's Island on the highly desirable new Countryside 'AZURE DOCKS ' development around Dock 9 with the added benefit of two allocated parking spaces situated directly below the apartment.

The accommodation briefly comprises of a large open plan living/kitchen/dining area measuring 24'2 x 18'7, with a large 9.7 Meter Sq. balcony from the living room, offering views toward the River Medway and Upnor Castle. The master bedroom measures 12'7 x 11'8 with an en suite shower room and built in wardrobes, the second bedroom measures 13'3 x 11'1 and the third bedroom measures 14'11 x 9'7. The main bathroom is fitted with a luxury white suite and heated towel rail with shower over the bath.

The kitchen is fitted with 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 hardwood Amitico throughout the apartment with the exception of the bedrooms which have a high quality grey carpet.

These apartments, being only a few years old, are fitted to an exceptionally high standard with quality bathrooms and kitchens, floorings and decorations, the remainder of the NHBC certificate transfers with the sale.

This apartment also benefits from a large laundry/storage cupboard with washer/dryer, located in the apartments hallway and there are two allocated parking spaces.





- Highly Desirable location On The New Development At St. Mary's Island
- Three Bedrooms With En Suite To Master
- 24' 2 Living Room
- High Quality Kitchen & Bathrooms
- Large Balcony With Views To The River Medway & Upnor Castle
- Total Floor Area 1000.4 Sq. Ft.
- One Of Four Apartments In This Building
- Close To The Marina & Short Walk To The Quays & Shops/REstaurants Etc..
- Two Allocated Parking Spaces
- Remainder of The NHBC Transfers With The Sale



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

