





**\*\* 5% CONTRIBUTION AVAILABLE ON THIS PROPERTY \*\* THIS SUPERB BRAND NEW FIVE BEDROOM HOUSE SITS DIRECTLY FACING THE WATERFRONT AT CHATHAM MARITIME WITH VIEWS ACROSS THE RIVER MEDWAY TOWARDS THE HISTORIC UPNOR CASTLE. \*\* SUBSTANTIAL DEVELOPERS CONTRIBUTION AVAILABLE \*\***

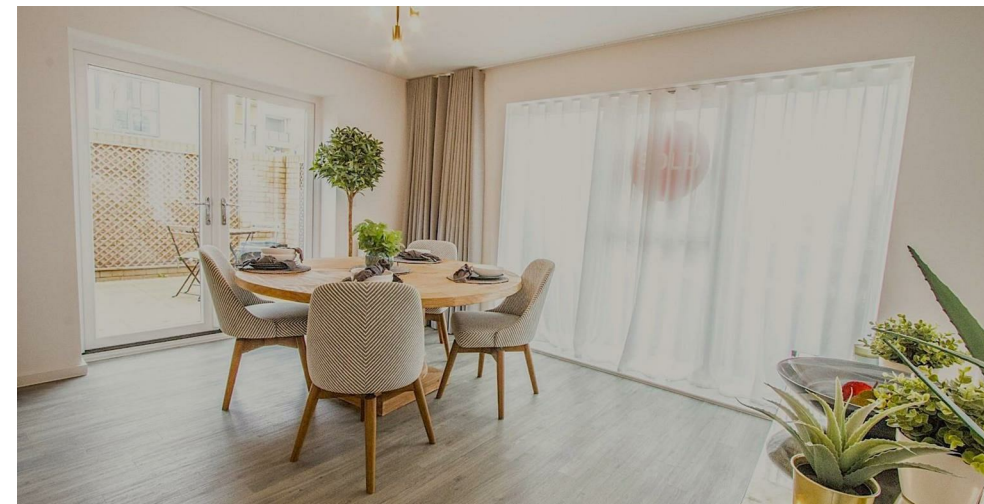
This five bedroom house is located in a unique corner position as it offers a wonderful position sitting directly alongside Dock 9 at Chatham Maritime, but also providing lovely views across the River Medway towards the historic Upnor Castle.

This property offers spacious accommodation and waterside views from many of the rooms, including a full length top floor balcony, with total accommodation measuring around 1990 Sq Ft, this includes a luxury open plan kitchen, dining and family room to the ground floor, with a fully fitted kitchen measuring 17'8 x 10'8, opening out to a dining area measuring 14'8 x 12'1 and a family/living room area of 12'5 x 11'4.

The first floor living room measures around 23ft in length and once again offers direct views across the water on Dock9, plus the family bathroom, with three bedrooms also to the first floor, one offering views across Dock 9 measuring 14'0 x 13'8 and the other two offering views towards Upnor Castle measuring 11'1 x 9'3 & 14'0 x 10'0.

The top floor of this 'Kingfisher design' is a real feature with a master bedroom measuring 16'1 x 14ft, stunning views towards the River Medway, and a walk through dressing room that in turn then leads through to a luxury en suite shower room. Also at this level is the 33m2 roof terrace with views along Dock 9 and also out across the River Medway. There is also a 14'0 x9'9 bedroom at this level.

This is the last chance to secure one of only a few remaining new properties at this new and highly desirable waterside development at St.Mary's island, with a contribution of 5% towards your deposit. Early viewing is highly recommended.



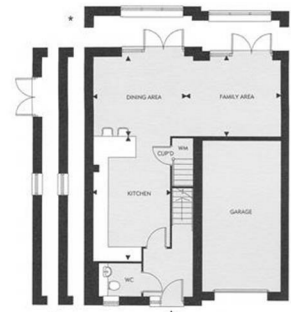


- The Developers will make a 5% Contribution Towards Your Deposit On This Property.
- 5 Bedroom Brand New Property
- Luxury fittings & Fixtures Throughout
- 33m2 Roof Terrace
- Master Bedroom Suite With Dressing Area & En Suite Shower Room
- Integral Garage & Off Street Parking To Front
- Open Plan Family Family/ Dining Area
- Master Bedroom With Vaulted Ceiling
- Stunning Views of Both The River Medway & Dock 9
- 10 Year NHBC Certificate



**THE AGENT ON THE QUAYS**

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

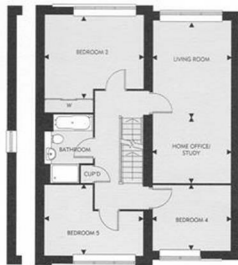


**GROUND FLOOR**

**KITCHEN**  
3.26M X 5.41M 10'8" X 17'8"

**DINING AREA**  
4.50M X 3.70M\* 14'8" X 12'1"

**FAMILY AREA**  
3.80M X 3.50M 12'5" X 11'4"



**FIRST FLOOR**

**LIVING ROOM**  
3.40M X 4.01M 11'1" X 13'2"

**HOME OFFICE/STUDY**  
3.40M X 2.96M 11'1" X 9'8"

**BEDROOM 2**  
4.29M X 4.18M 14'0" X 13'8"

**BEDROOM 4**  
3.34M X 2.83M 11'1" X 9'3"

**BEDROOM 5**  
4.29M X 3.05M 14'0" X 10'0"

† Plots 194, 195, 200, 210, 211, 214, 218, 220, 224, 230, 232 & 396 are handed.

\* Please speak to the Sales Consultants for plot specific variations.

**KEY:**

W - Wardrobe CUPD - Cupboard A/C - Airing Cupboard  
WM - Washing Machine ..... Vaulted Ceiling

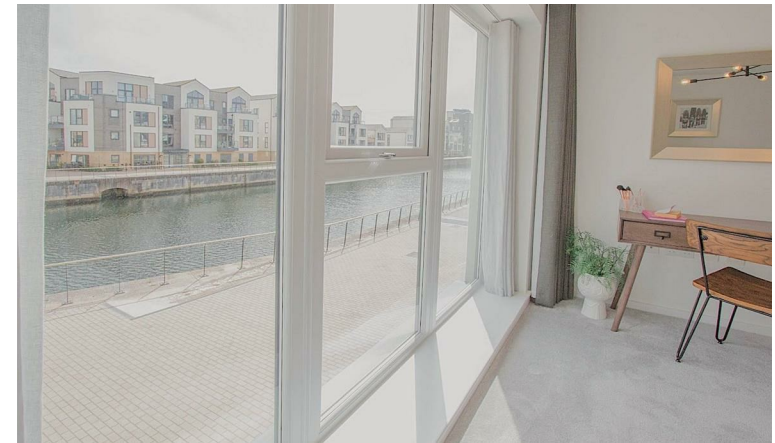
Computer generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Floorplans represent typical layouts of this house design. They are not shown to scale. Plot specification, internal and external finishes, dimensions and differences to plans should be checked with a Sales Consultant before reservation. Enclosing walls differ per plot, please speak to your Sales Consultant for more information. \*Plots are handed.



**SECOND FLOOR**

**MASTER BEDROOM**  
4.91M X 4.29M 16'1" X 14'0"

**BEDROOM 3**  
4.29M X 3.00M 14'0" X 9'9"



For further information or to arrange a viewing call 01634 89 28 28

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