





BRAND NEW 'SANDLING' DESIGN FOUR BEDROOM FAMILY HOME. LAST ONE AVAILABLE OF THIS DESIGN ! DOUBLE GARAGE, BALCONY AND A ROOF TERRACE WITH RIVER MEDWAY VIEWS, SITUATED ON ST. MARY'S ISLAND AT THE NEW 'AZURE' DEVELOPMENT.

**** 5% DEVELOPER INCENTIVE ****

**** BRAND NEW HOME WITH 5% DEVELOPER CONTRIBUTION **** Four bedroom house at the new Countryside development on St. Mary's Island. Total internal floor space is 1573.7 SQ.FT.

This property benefits from a large double garage, off street parking for two vehicles and has both a 14.9 m2 balcony off the living room and a 18.3 m2 roof terrace with views onto and across the River Medway.

On the ground floor is a 11'10 X 11'6 Home Office/Study which gives access out to the rear garden which has fully turfed. There is also a WC and also access to the double garage at this level.

On the first floor is the open plan living space which measures 20'6 x 15'7. The kitchen area is 11'2 x 8'4 with luxury fitted wall and base units and integrated electric hob, extractor and oven, dishwasher and fridge/freezer. The dining area measures 8'8 x 8'4 with a floor to ceiling window to front. From the lounge area is a large 14.8m2 balcony overlooking the rear garden. Also on the first floor is a 12'2 x 11'2 Bedroom and a bathroom.

On the second floor are three bedrooms, the master bedroom measuring 13'11 x 11'7 and bedroom two which measures 15'2 x 11'4, both with built in wardrobes and en suite shower rooms. Both of these bedrooms also have access onto the 18.3 m2 terrace which offers stunning views out to the River Medway and beyond. Bedroom four measures 7'6 x 11'4.

This design is known as The Sandling and offers versatile living over three floors with a large open plan kitchen/dining/ living space on the first floor and double doors opening out onto the balcony. The second floor offering two spacious bedrooms with fitted wardrobes , en suite shower rooms and access onto the roof terrace. Additional bedrooms are found on both the first and second floors with a family bathroom on the first floor.

There is a large double garage at ground level, and also off street parking for two vehicles. Additionally a Study and WC.

Please contact us to discuss developers incentives on this new property.





- BRAND NEW PROPERTY ON THE AZURE DEVELOPMENT ST.MARY'S ISLAND
- VIEWS ACROSS THE RIVER MEDWAY
- FOUR BEDROOM / SANDLING DESIGN
- 1573.7 SQ.FT FLOOR SPACE
- OPEN PLAN LIVING AREA MEASURING 20'6 X 15'7
- BALCONY & A ROOF TERRACE WITH RIVER MEDWAY VIEWS
- BEDROOMS 1 & 2 WITH FITTED WARDROBES & EN SUITE SHOWER ROOMS
- LARGE DOUBLE GARAGE & OFF STREET PARKING FOR TWO VEHICLES
- 10 YEAR NHBC CERTIFICATE
- 5% DEVELOPER INCENTIVE AVAILABLE



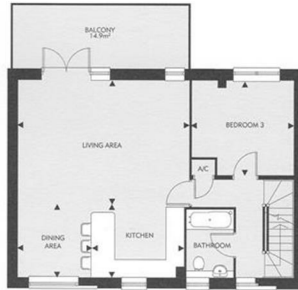
THE AGENT ON THE QUAYS

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



GROUND FLOOR

HOME OFFICE/STUDY
3.62M X 3.51M 11'10" X 11'6"



FIRST FLOOR

KITCHEN
3.40M X 2.54M 11'2" X 8'4"

DINING AREA
2.65M X 2.54M 8'8" X 8'4"

LIVING AREA
6.24M X 4.76M 20'6" X 15'7"

BEDROOM 3
3.70M X 3.41M 12'2" X 11'2"



SECOND FLOOR

MASTER BEDROOM
4.25M X 3.54M 13'11" X 11'7"

BEDROOM 2
4.62M X 3.46M 15'2" X 11'4"

BEDROOM 4
2.26M X 3.45M 7'6" X 11'4"

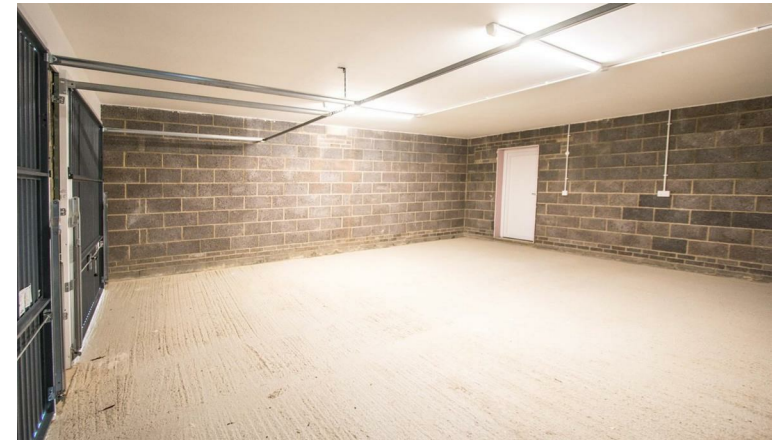
1 Plots 197, 198 & 212 are handed.

* Please speak to the Sales Consultants for plot specific variations

KEY:

W - Wardrobe CUP'D - Cupboard A/C - Airing Cupboard

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 specifications, internal and external finishes, dimensions and differences to plots 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.



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

www.islandhomeskent.co.uk

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