





**\*\*NEW BUILD\*\*** 5% Deposit Contribution From Developer. A Five Bedroom 'Kingfisher' design property on the River Medway at St. Mary's Island. Stunning Riverside views, 1990 Sq.Ft. of living space, Integrated garage & Off Street Parking.

This superb five bedroom home is set within an exceptional and perhaps one of the most desirable locations on the waterfront at St. Mary's Island. Part of the new Azure Countryside Development, this brand new property has stunning panoramic views across the River Medway to Upnor Castle and is situated middle of terrace.

This large family home offers spacious accommodation arranged over three floors with the additional feature of a full length 33.0m<sup>2</sup> roof terrace taking full advantage of those breathtaking River views.

The ground floor is an open plan design, with a fully fitted luxury kitchen area measuring 10'8 x 17'8 which opens out to a 14'8 x 12'1 dining area and then a 12'5 x 11'4 family room. There is also a ground floor cloakroom and also an integral garage at his level.

The first floor has an 11'1 x 13;2 living room with floor to ceiling windows offering truly stunning panoramic views out across the River Medway and Upnor Castle, this room also has a home office/Study area to rear which measures an additional 11'1 x 9'8. There are three bedrooms at this level, one which measures 14'0 x 13'8, two which measures 11'1 x 9'3 and the third which measures 14'0 x 10'0. The family bathroom is fitted to a high standard with both a separate bath & shower & heated towel rail.

The top floor has a full length 31ft sun terrace with the master bedroom suite offering a walk through dressing area with mirrored wardrobes, which in turn leads through to the en suite shower room. The bedroom at this level measures 14'0 x 9'9.

The garden is a real sun trap taking full advantage of the afternoon sunshine and has been freshly turfed with a paved patio area accessed from both the dining and family area at ground floor.

This is without doubt one of the most desirable properties available at the new Azure development, being situated in an enviable position and also being the flagship five bedroom 'Kingfisher' design.

The developer is offering a 5% deposit contribution on this property and a ten year NHBC guaranteee.







- A "BRAND NEW " Five Bedroom 'Kingfisher' Design Property
- 5% Developer Deposit Contribution
- Stunning Riverside Views
- Open Plan Ground Floor Kitchen/Dining/ Family Room
- Integral Garage
- First Floor Living Room With Floor To Ceiling Windows With River Views
- Master Bedroom Suite With Dressing Area & En Suite
- Luxury Kitchen & Bathroom
- Envious Location On The New Countryside Azure Development
- Sun Trap Rear Garden Laid To Lawn



**THE AGENT ON THE QUAYS**

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

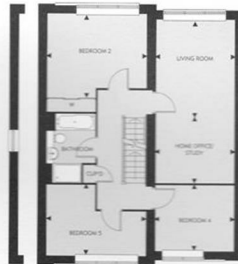


**GROUND FLOOR**

**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"



**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"

f 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 CUP-D - Cupboard A/C - Airing Cupboard  
W/M - 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 specifications, 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.



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

[www.islandhomeskent.co.uk](http://www.islandhomeskent.co.uk)

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings. These particulars are issued on the express understanding that all negotiations are conducted through Island Homes Limited. They do not form part of a contract and are for general guidance only. We would recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to the purchase. Photos are subject to copyright law.