

Share Of The Freehold, Two bedroom apartment at 'The Cormorant Apartments' on Sandling Way. Two Balconies, 21' Living Room, Single Garage & Two Allocated Parking Spaces. Highly Desirable And Rare Opportunity.

Two bedroom Freehold apartment situated at 'The Cormorant Apartments' on Sandling Way, St. Mary's Island. These apartments rarely come to market and represent a rare opportunity to purchase one of these highly desirable south facing apartments on Basin 2, overlooking the open water with both a balcony to side and a Juliet balcony to front, garage & 2 allocated parking spaces.

This is a second floor apartment with a large living room which measures 21'0 x 13'1 with double floor to ceiling doors to front with Juliet balcony, which offer those amazing panoramic views across the water of basin 2. There is a balcony to one side of the living room, accessed through double doors, this has views onto the open water and the communal gardens below. From the living room is a modern fully fitted kitchen in light oak with tiled floor and integrated gas hob, electric oven, space for a fridge/freezer, dishwasher and a washing machine. A new boiler was fitted approximately 3 years ago.

The master bedroom measures a generous 15'4 x 11'10 and has a bay window with views of the communal gardens and out to Basin 2, two double wardrobes and a recently fitted modern en suite shower room which is fully tiled. The second bedroom measures 12'2 x 10'6 again with fitted wardrobe and the main bathroom includes a bath with a shower above.

Additional Features:

These apartments are self managed and are offered to market with a share of the freehold.

Parking is provided, with a single garage and two allocated parking spaces, one to the front of the property and one beside the single garage.

This represents a rare opportunity to purchase one of the most desirable apartments on St. Mary's Island, offering a share of the Freehold and situated at the more established part of the Island, with stunning water views, balconies and uniquely, garage and two parking. These apartments are serviced by lift access, entry one side, exit the other for easy access/entry.

Early Viewing Highly Recommended.







- Offering A Share Of The Freehold
- Two Double Bedroom Apartment
- Balcony Overlooking Basin 2
- Juliet Balcony From Living Room
- Separate Modern Kitchen
- En Suite To Master Bedroom
- Highly Desirable Private & Established Location

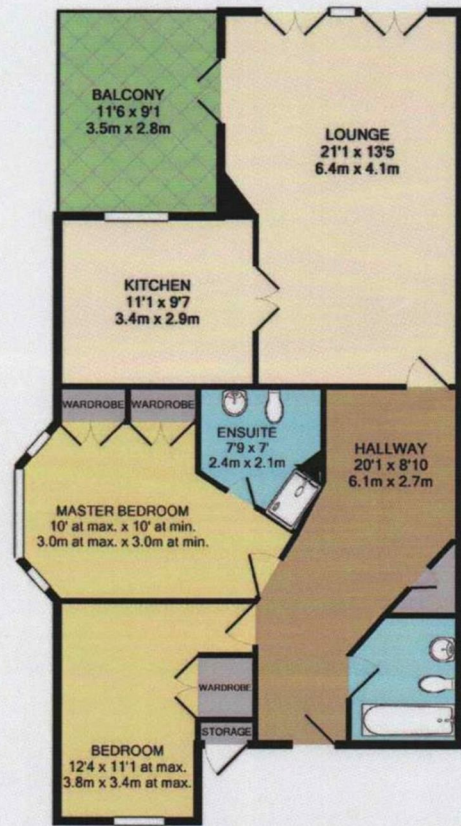
- Short Walk To Facilities On The Quays
- Rare Opportunity
- Garage & Two Allocated parking Spaces



**THE AGENT ON THE QUAYS**

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





TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2014



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.