





This waterside property is situated alongside Marina 2 on Portside View. An immaculately presented four bedroom family home with integrated garage & off street parking, having been upgraded by its present owners and with stunning water views.

Known as the Longford, this is a four bedroom family home at the new Persimmon, Colonial Wharf development alongside Basin 2 at Chatham Maritime.

The ground floor offers a generous 17'2 x 9'6 kitchen/ diner with luxury fitted kitchen in white gloss with contrasting work surfaces, electric oven, hob and extractor, dishwasher and washer/dryer. The flooring has been updated with an Amtico wood effect flooring. Double patio doors lead out to a stunning Japanese inspired garden with a gate to the rear and a screened area with a garden shed. Additionally at this level is a cloakroom/WC and also useful understairs storage.

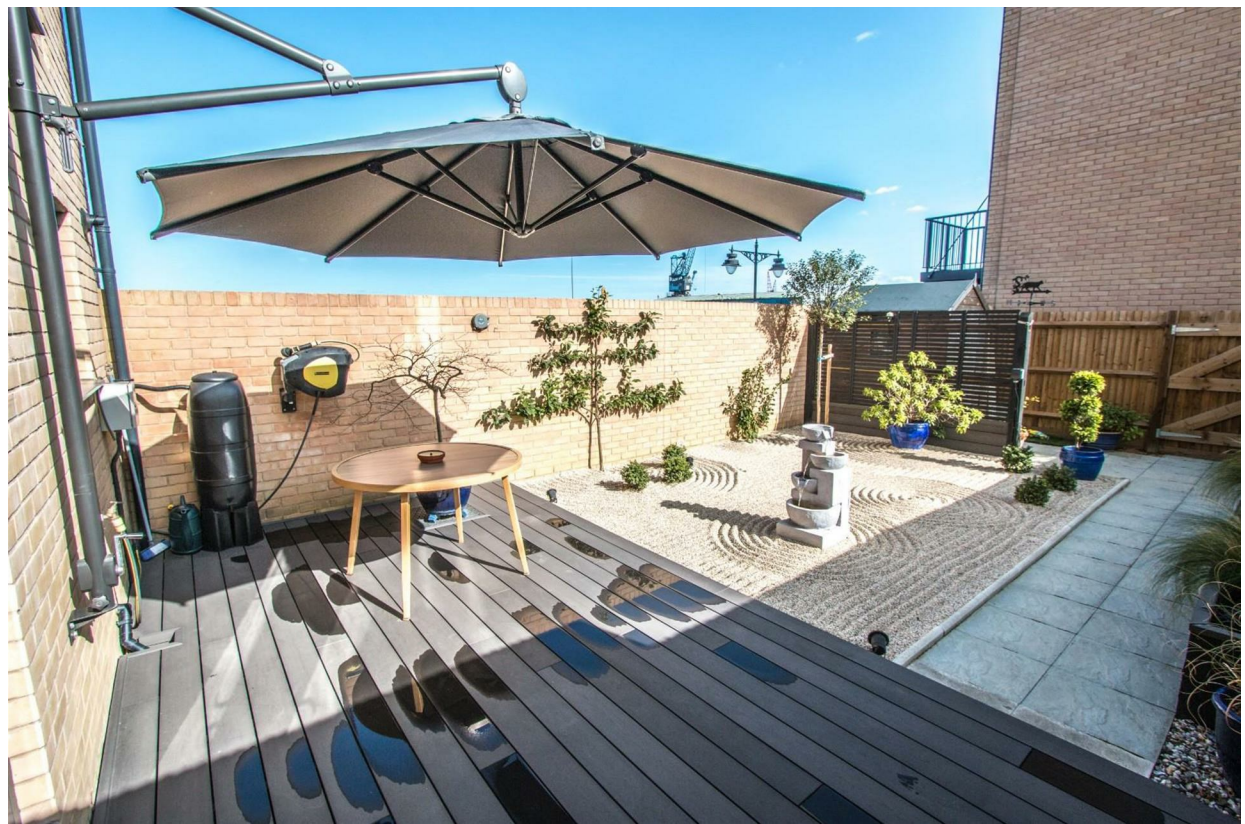
On the first floor is the generous 17'2 x 13'3 lounge with picture bay window which overlooks the water at Basin 2. The flooring has been updated with Amitico wood effect laminate to match the ground floor. This is a bright and airy space as it benefits from windows on two sides, flooding the room with light. Also at this level is bedroom 4 which measures 14'2 x 10'5 with window offering water views, and a study/office measuring 6'10 x 6'6 also with a window directly overlooking the water.

On the second floor is the master bedroom which measures 12'10 x 10'5 with contemporary shower room (en suite). Bedroom 2 measures 11'7 x 10'5 and Bedroom 3, 9'6 x 6'6 which like the lounge below, features a bay window overlooking the water and basin 2. The family bathroom is fitted with a modern white suite with shower over the bath.

This property has gas central heating, is double glazed throughout and benefits from both parking to the front of the property and a generously sized garage.

The remainder of the Premier guarantee transfers to the new owner.





- Open Plan Kitchen/diner with garden access
- 17'2 x 13'3 Lounge With Feature Bay Window Overlooking The Water Basin 2
- Separate Study
- En Suite To Master Bedroom
- Generous Integral Garage
- Japanese Inspired Garden
- Remainder of The Premier guarantee
- Double Glazed Throughout
- Custom Made Blinds Throughout The Property
- Amtico Flooring To Ground Floor & Lounge



THE AGENT ON THE QUAYS

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Key features...

- + Open plan kitchen/breakfast room with garden access
- + Spacious first floor living room
- + Separate study
- + Bedroom 1 with en suite
- + Second floor family bathroom
- + Integral garage

The Longford
Four bedroom home



* This house type is built to several differing styles; floor plan layouts and dimensions therefore vary. Please check with your sales advisor for details.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.

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