



Chatham Quays, Dock Head Road, , ME4 4ZE

**Offers in the region of £210,000**



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Deal investment opportunity sold with a tenant in situ. Two double bedroom apartment situated on the the 3rd floor of this iconic tower, it is arguably one of the most spectacular apartments. Boasting North Easterly facing panoramic views of The Marina from the lounge and bedroom. There is a custom designed kitchen that is offset from the reception room; which has abundance of natural light. There are a host of integrated AEG appliances; including electric oven and ceramic hob and cooker hood.

A full height fridge-freezer, washer-dryer and integrated dishwasher are also fitted. The kitchen is finished with high gloss cupboard doors and luxurious granite work surface with matching stone up-stand. The generous size double bedroom has double fitted wardrobes and benefits from stunning views from the large windows. Each apartment is carefully planned to make the maximum use of light and space. Luxurious bathroom with white sanitary ware by Villeroy & Boch, thermostatic shower to bathroom and Grohe controls. Ceramic tile flooring and mirrored cabinet with light. Situated in the Chatham Maritime, it is surrounded by some of the area's most exciting restaurants, bars, gym and cinema as well as world-class landmarks. There is a wide variety of shopping from the quirky independent stores to the larger more established brands.

Residents are provided with their own entry fobs to gain entrance, 24 hour security and secure underground parking. . Its eco-friendly design will help keep bills low. This stunning location offers a convenient access to a wide range of facilities, as well as great road and rail links. Within walking distance to three Universities, and surrounded by large corporate companies, it is a thriving location for business and education. Arguably one of the finest developments available in the Medway Towns, attracting a wide range of working professionals and corporates lets. Dockside Outlet centre is next door and Bluewater, one of Europe's largest shopping centres, is about 15 minutes' drive away. The Quays development is within easy reach of central London, with a direct service from Chatham to Victoria, Charring Cross and Cannon Street stations. There is a shuttle bus from The Quays to Chatham Station. The Ebbsfleet international links offer journey times of 17 minutes from Ebbsfleet to Kings Cross, St Pancras International. The A2, M2, M25 and M20 motorways are all within close proximity, via the A289. The photographs are for marketing purposes only.

EPC Grade B  
Leasehold  
Council Tax Band E  
ground Rent £300  
Service charge £ 2404.98  
Lease Approximately 123 years remaining

The information we hold for this property is obtained from the Vendor(the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.







- Two double bedroom apartment
- Tenant in situ
- Modern apartment
- Located on the 3rd Floor
- Open Plan Living
- Allocated parking



**THE AGENT ON THE QUAYS**

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



Approximate net internal area: 592.51 ft<sup>2</sup> / 64.34 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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