







#### Impressive Two-Bedroom Apartment with Stunning Marina Views

We are pleased to present this exceptional two-bedroom, first-floor apartment, ideally located in a sought-after waterfront development. Offering breathtaking views of both Marina 2 and Marina 3, this south-facing property provides a truly enviable position.

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The apartment features a spacious living/dining room, filled with natural light thanks to its double-glazed windows and sliding door that opens onto a sun-drenched balcony. The south-facing balcony offers panoramic views in two directions – one towards "The Quays" and the picturesque yacht marina, and the other across the serene waters of Chatham Marina 3.

The kitchen is thoughtfully designed with a range of wall and base units. It is fully equipped with an integrated electric oven, hob, extractor fan, and a fridge/freezer, making it an ideal space for both cooking and entertaining.

The master bedroom is generously sized offering ample storage space. It also benefits from an en-suite bathroom featuring a double shower and modern white sanitary ware. The second bedroom provides a comfortable space that can easily accommodate a variety of uses.

In addition to the en-suite, the property also features a family bathroom that is fully tiled and equipped with modern white sanitary ware, ensuring a sleek and contemporary feel.

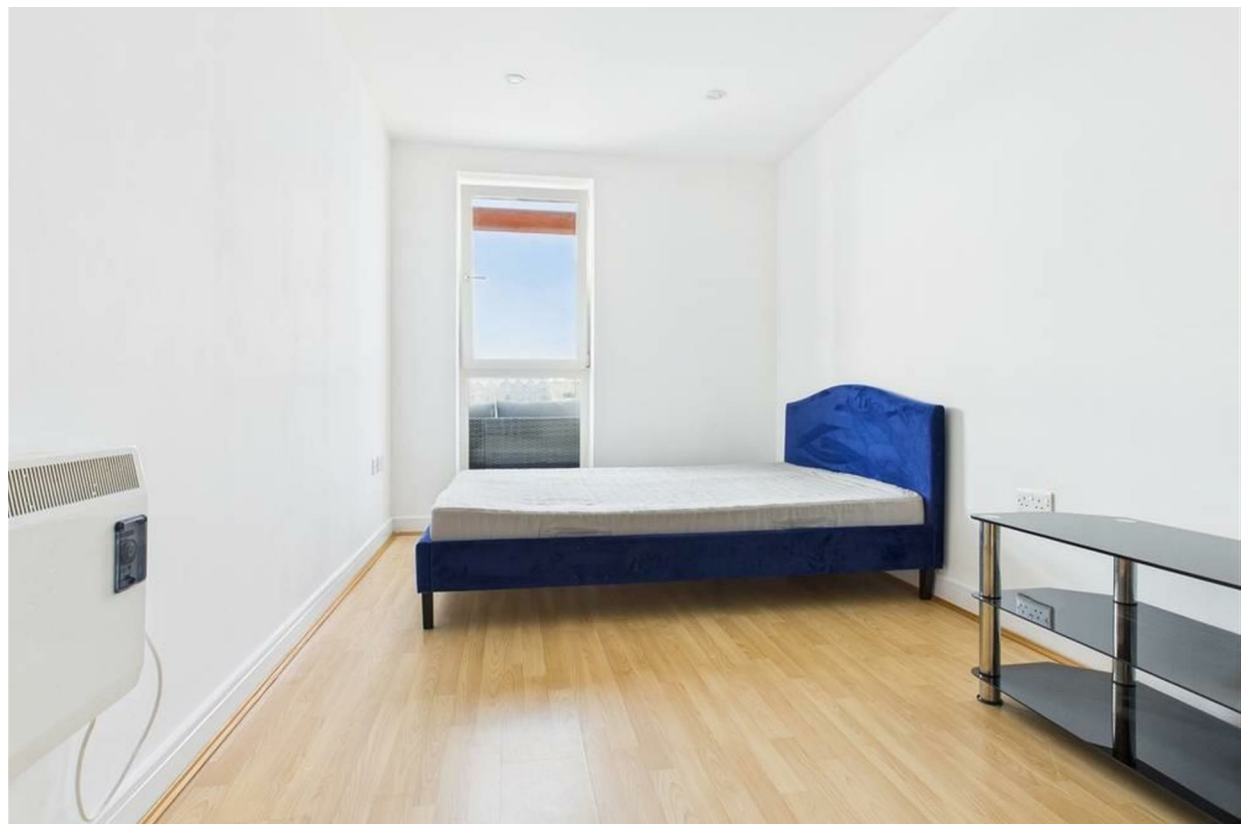
This apartment boasts a light and airy atmosphere throughout, with double-glazed windows that allow an abundance of natural light to flood the space. A large hallway with a storage cupboard adds to the property's convenience, while a video entry phone system enhances security.

An allocated parking space is provided, along with additional visitor parking spaces available at the front of the property.

Properties of this calibre rarely come to market, making this apartment an exceptional opportunity. Offering fantastic value in a prime location with sweeping views of the marinas, early viewing is highly recommended to avoid disappointment.

Tenure - Leasehold  
 EPC Rating - B  
 Council tax band - B  
 Ground rent - £150 per annum  
 Service charge - £2,400 per annum  
 Lease length remaining - 106 years





- Large Balcony
- Allocated Parking
- Fantastic Marina View
- Spacious Family Bathroom
- Electric Heating, Double Glazed Throughout
- En Suite Bathroom To Bedroom One



**THE AGENT ON THE QUAYS**

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