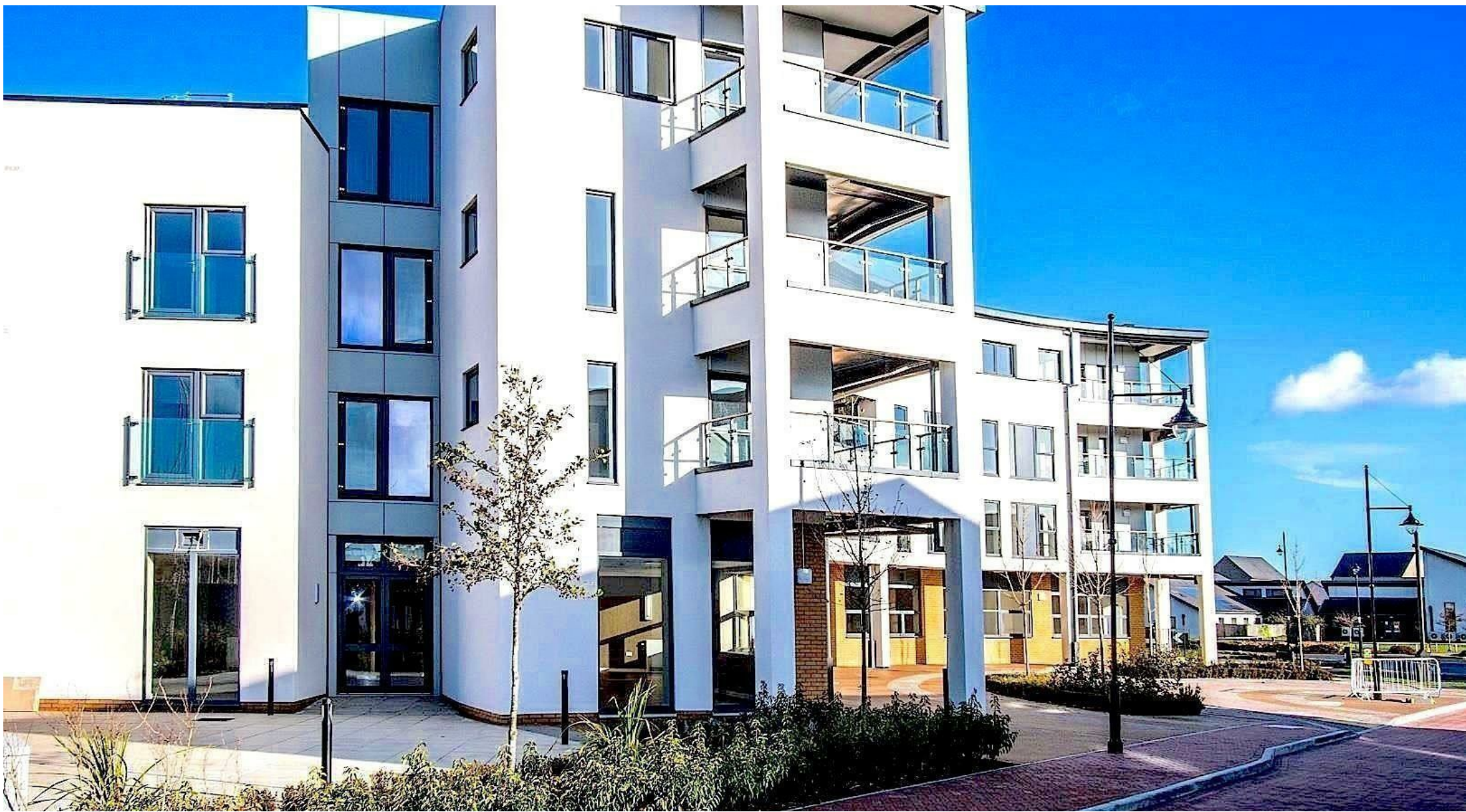






Atlas Place is an Over 55's retirement housing complex set in an attractive location on St. Mary's Island with easy access to the waterfront, River Medway, Marina and the facilities at Chatham Quay's, including the Dockside Outlet centre, restaurants, public houses, cafe's and the Odeon cinema.

Atlas Place is set in an attractive location on St. Mary's Island with easy access to the waterfront, River Medway, Marina and the facilities at Chatham Quay's, including the Dockside Outlet centre, restaurants, public houses, cafe's and the Odeon cinema. This two bedroom apartment, offers 75% ownership on a shared ownership basis only, in conjunction with OPTIVO the operating company.

Warm decoration throughout, the accommodation offers a total living space of 700 Sq.Ft (65.17sq.m) with a 24'5 x 11'5 kitchen, dining and living area, with this particular apartment benefitting from two picture windows to one side of the room with views onto the central park and a separate window in the kitchen area overlooking the gardens, plus a Juliet balcony. The kitchen is fitted with modern high quality base and wall units with integrated washing machine, fridge/freezer, dishwasher and oven, hob and extractor. There are two good sized bedrooms, one measuring 19'5 x 9'2 and the second measuring 13'7 x 7'10. The contemporary easy access bathroom has Roca white sanitary ware, with fully tiled walls, heated towel rail, wall mirror and large walk-in wet room area. The hall, lounge and bedrooms have quality carpet and the bathroom and kitchen have ceramic tile flooring.

The apartments benefits from lifeline pull cords, individual doorbells and telephone/video entry system.

Atlas place offers a residents dining room with five meals a week included within the monthly rental. There is a residents lounge, activity room, mobility vehicle storage and charging, hairdressing salon, plus 24 hour emergency care staff 24 hours a day. A guest suite is available to family or friends staying overnight. Car parking is also available.

The monthly service charge for single occupancy is £782.57 per month and includes buildings insurance, maintenance of the grounds, management fee, communal electric, cleaning & repairs of communal areas, heating, hot water and 260 meals per annum.

Atlas Place provides residents with the perfect balance of independent living and support when they need it. You get independence and privacy when you want it, with the added advantage of living in a welcoming community environment. An important feature of extra care housing, is the creation of a lively, balanced community of people over 55 years of age who have varying care needs.

Tenure - Leasehold

Years remaining on lease- 117 years

Ground rent - £260 per annum

Council Tax Band - D

EPC Rating - B

Service charge - £782.57 per month including buildings insurance, maintenance of the grounds, management fee, communal electric, cleaning & repairs of communal areas, heating, hot water



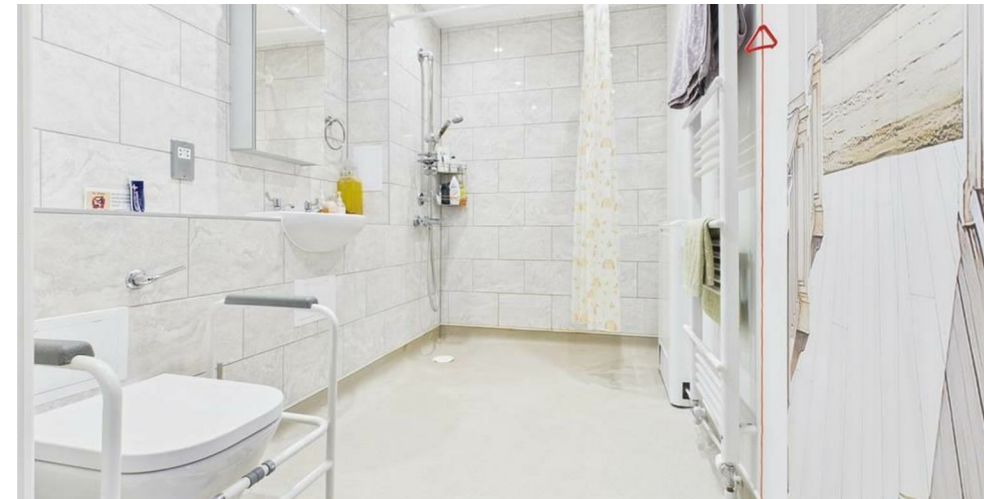
Facilities provided at Atlas Place:

An onsite restaurant providing daily hot meals to residents and visitors

A hairdressing salon and therapy treatment room

Assisted bathroom

Guest suite to accommodate visitors



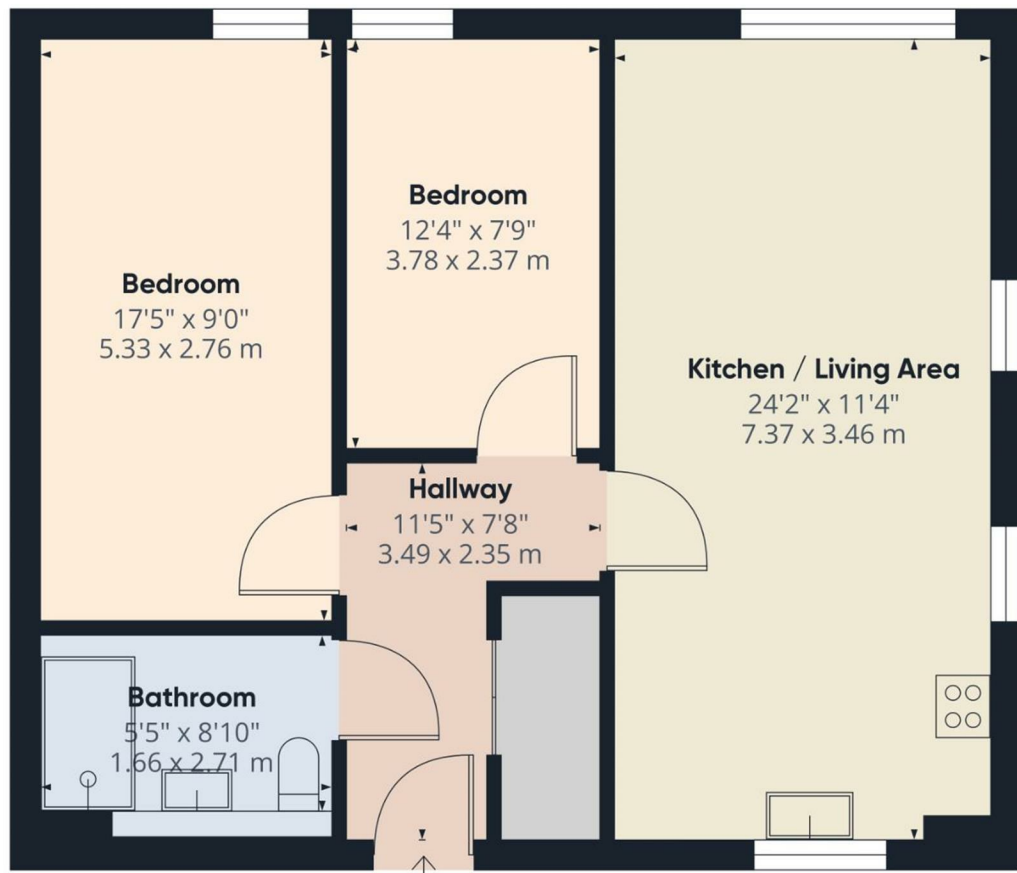


- 5 Free Meals Weekly
- Sold As Chain Free
- A Hairdressing Salon and therapy treatment Room
- Organised Activities Daily
- Mobility Scooter Storage & Charging
- Over 55's Only
- Rare Triple Aspect Apartment



THE AGENT ON THE QUAYS

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



Approximate total area⁽¹⁾

669.95 ft²
62.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

