





Large 3 bedroom ground floor apartment with a Unique position facing the river with uninterrupted views.

Nestled in a quiet and peaceful location with uninterrupted panoramic views across the River Medway and towards the marina, this exceptional ground floor apartment enjoys a truly privileged setting. Uniquely positioned slightly off the main path along a tranquil walkway, it offers enhanced privacy and direct access to riverside strolls perfect for those who appreciate a calm, waterside lifestyle.

Recently refurbished throughout to a high standard by the current owner, the apartment features a brand-new kitchen, new bathrooms, new flooring, updated decorations a new boiler, and modernised electrics, ensuring a fresh, turnkey home ready to enjoy.

The spacious lounge (13'10 x 12'2) boasts high-quality laminate wood flooring and a Juliet balcony that perfectly frames the breathtaking views of the River Medway, allowing the natural light and scenery to pour in. To the front, the apartment overlooks the beautifully maintained marina area, offering a captivating, ever-changing vista of boats and calm waters ideal for peaceful morning coffees or evening relaxation.

The refitted kitchen features sleek gloss units, integrated electric hob, oven, and extractor fan, and has space for a large fridge/freezer. Every detail has been considered, creating a stylish and functional heart of the home.

The master bedroom (12'2 x 12'2) also benefits from a Juliet balcony with similar river views and is complete with a luxurious new en suite shower room. Bedroom 2 (12'2 x 11'2) and Bedroom 3 (10'5 x 9'9) are generously sized, all with matching wood laminate flooring that continues seamlessly through the hallway and lounge. The main bathroom has been tastefully updated with modern tiling, contemporary fixtures, and a high-quality suite.

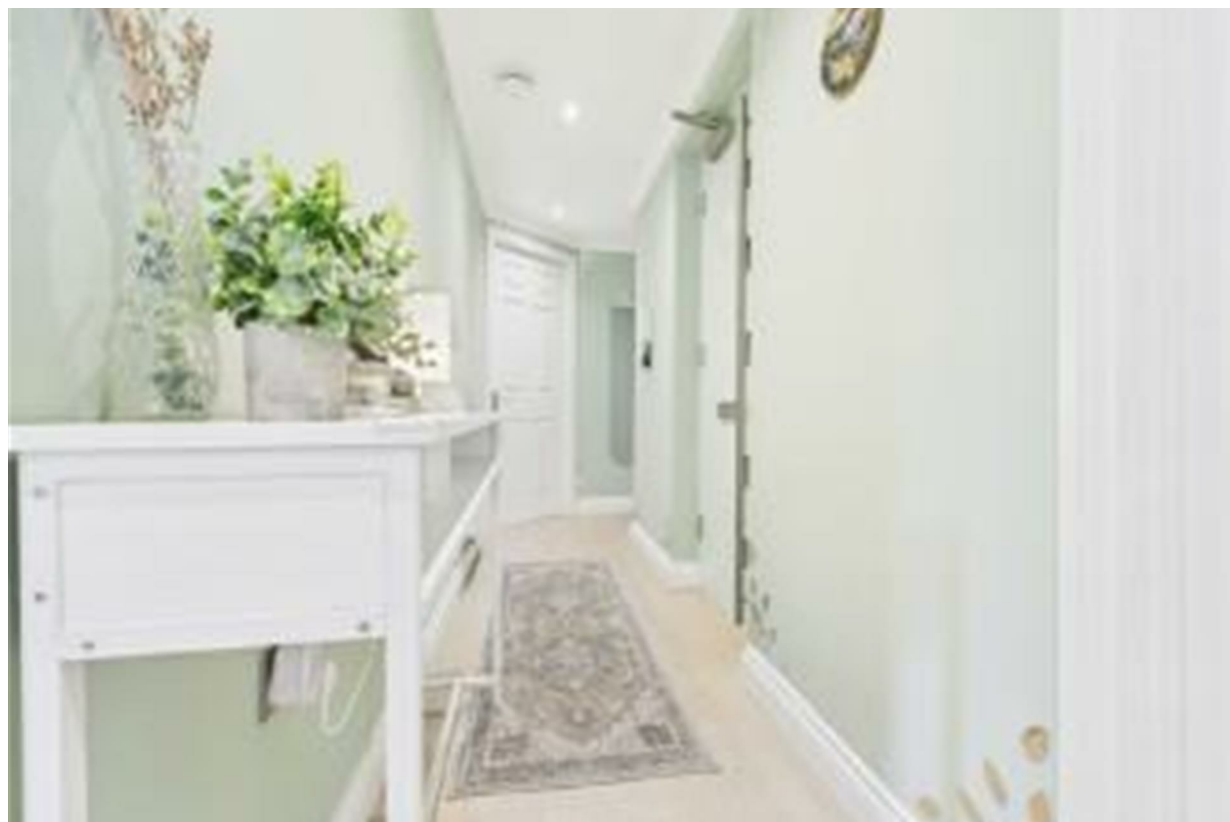
Additional features include double glazing throughout, gas central heating with a newly installed boiler, stylish fitted blinds, and designer light fittings. A brand-new glazed front door enhances the property's curb appeal, and even the external walls have been redecorated, further adding to the polished finish.

Parking is convenient and secure, with one undercover space adjacent to the property and an additional allocated space to the front.

This property has also been re-wired and the communal area is maintained weekly.

This is a truly well-presented and unique ground floor apartment, offering peace, privacy, and uninterrupted waterside views in a highly sought-after location. A rare opportunity to enjoy island living at its finest, set in one of St. Mary's Island's most desirable and serene spots.



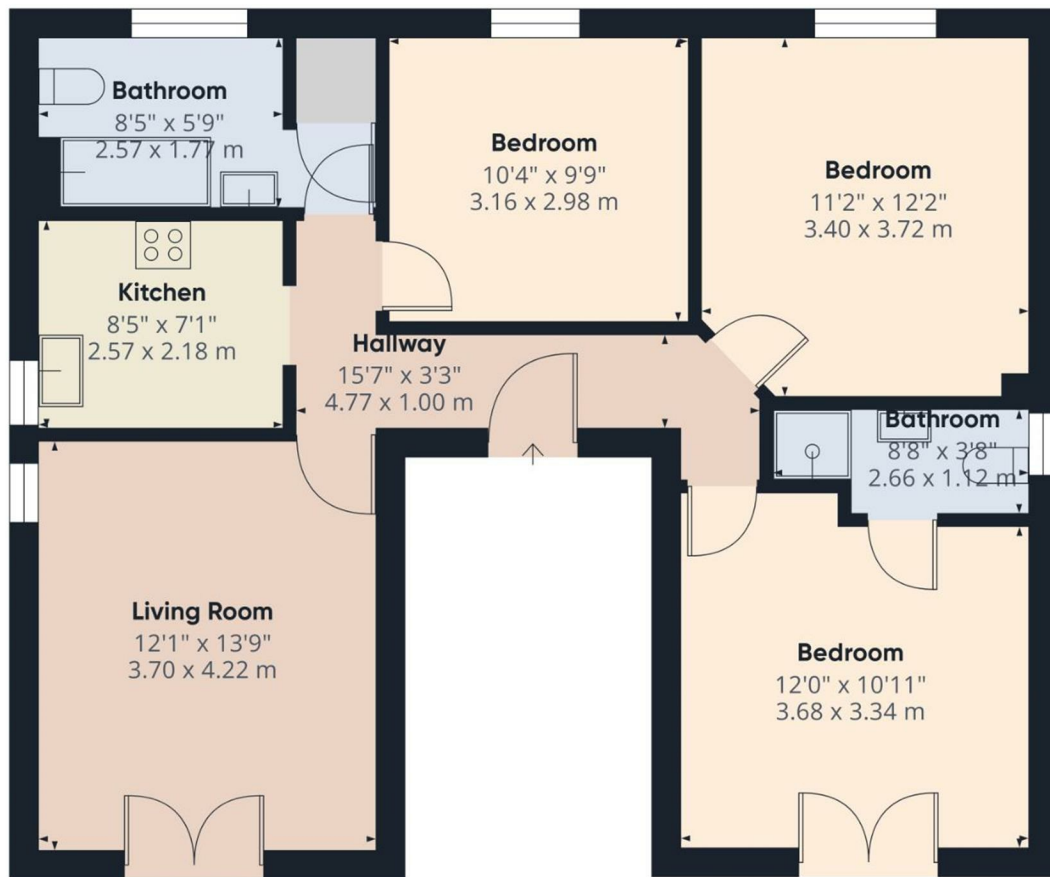


- Three bedroom Ground Floor Property
- Refurbished Throughout
- Panoramic Views To The Front
- Juliet Balconies To Lounge & Master Bedroom
- Desirable Waterside Location
- Under Cover Parking Space & Additional Space To The Front
- En- Suite To The Master Bedroom
- 805 Square Foot Total Living Space
- Private Thoroughfare onto the Promenade Giving Uninterrupted River Views



THE AGENT ON THE QUAYS

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Approximate total area⁽¹⁾

769 ft²
71.4 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.

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