



26, Phalarope Way, Chatham

£200,000 Asking Price

Beautifully Presented One-Bedroom First-Floor Flat St Mary's Island Welcome to this deceptively spacious and well-presented first-floor flat, complete with private parking and its own outdoor space. Perfect for first-time buyers, investors, or those seeking a peaceful retreat, this charming home offers comfort, style, and convenience in a tranquil setting.

Upon entering, you are greeted by a bright and welcoming interior, decorated in neutral tones throughout. The spacious living and dining area provides an inviting space to relax or entertain, enhanced by large windows that fill the room with natural light. The purpose-built layout ensures every inch of this one-bedroom flat is used efficiently. The generous bedroom offers ample space for a double bed and furnishings, providing a cosy and restful environment. The modern bathroom features stylish fixtures and fittings, combining practicality with a contemporary finish. A standout feature of this property is the private outdoor patio, accessed through French doors from the lounge — a perfect spot to enjoy morning coffee, evening drinks, or alfresco dining in your own secluded space. Offered with no onward chain, this property allows for a smooth and hassle-free move, ideal for both homeowners and investors. Located in the sought-after area of St Mary's Island, this home enjoys a peaceful waterside setting close to scenic riverside walks, local shops, and restaurants. It provides the ideal balance between serene living and easy access to nearby amenities. A delightful opportunity to secure a low-maintenance home in one of Medway's most desirable residential locations.

Tenure - Leasehold

Ground rent - £200 per annum

Service Charge - approximately £2280 per annum

Years remaining on lease: 103 years remaining

Council Tax - C

EPC - C





ST MARY'S ISLAND

St. Mary's Island always feels like a retreat from the norm and driving home over the bridge, past the beautiful yachts in the marina, you can finally take time to breathe. The Island is a development that forms part of the 350-acre Chatham Maritime regeneration project, with over 20 acres of open space incorporated in to the design, linked by footpaths and cycle paths. Inspired design is evident everywhere, with the environment, the community and the new homes having all been carefully planned to make this a lovely place to live.

IT'S THE IDEAL FAMILY LOCATION.

The Island primary school makes family life a breeze, with everything you might need within easy reach, including three children's outdoor play areas, a doctor's surgery, pharmacy and community centre.



Approximate total area⁽¹⁾

651 ft²

60.5 m²

Balconies and terraces

456 ft²

42.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS - 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE 360

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.

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