



13, Phalarope Way, Chatham

£280,000

Stunning Two-Bedroom Duplex Apartment with Water Views

- Ideal Home or Investment

This beautifully presented two-bedroom duplex apartment offers spacious, light-filled accommodation arranged over two floors, with impressive water views and a well-thought-out layout, making it ideal for both owner-occupiers and investors alike. The property is entered via a bright and welcoming entranceway, enhanced by large windows that flood the space with natural light and create an immediate sense of openness. A hallway leads to a convenient downstairs WC and opens into the generous open-plan lounge and kitchen, a superb space for both relaxing and entertaining. The modern fitted kitchen provides ample storage and worktop space, with room for a dining table, while large windows frame attractive views over the water. To the first floor, the apartment offers two well-proportioned double bedrooms, both benefitting from fitted wardrobes and water views. The master bedroom further enjoys a spacious en-suite shower room, while a well-appointed family bathroom serves the second bedroom. Additional benefits include excellent natural light throughout, a practical duplex layout and an enviable waterside outlook. The property is currently let, achieving £1,350 per calendar month, offering an attractive ready-made investment opportunity, while also appealing to buyers seeking a stylish waterside home. The property is complete with underground parking for one car and plenty of visitor spaces available.

Tenure – Leasehold

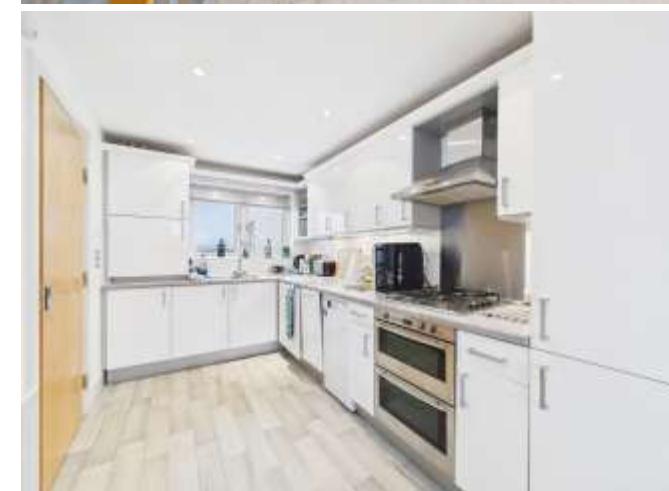
Service charge - £2,511.54 per annum

Ground rent - £250 per annum

Years remaining on the lease – 104 years

EPC Rating – C

Council tax band – D





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⁾
921 ft²
55.4 m²

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.



(1) Excluding balconies and terraces

Calculations reference the RICS (PMS).
(2) Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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