



## 30 Marina Point East

Chatham, Kent, ME4 4ZH

GREENLEAF are delighted to introduce this well presented one bedroom apartment, situated on the fifth floor of the East Tower on the Chatham Maritime Marina, and offering panoramic views across the marina and the River Medway towards Upnor Castle. This modern luxury apartment is complimented by high quality fixtures and fittings to both the bathroom and kitchen, including integrated appliances. The spacious accommodation briefly comprises of: Entrance hallway with utility cupboard, well appointed bathroom comprising of bath with shower over, basin, W.C and built-in mirrored storage, open plan kitchen/living room, and double bedroom with fitted wardrobes. The Dockside complex has a vast array of activities including shopping, a cinema, gym, restaurants and bars, and the property further benefits from secure undercover parking with direct lift access. Interest is sure to be strong in this perfect first-time buyer or investment purchase, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Service charge-approx £406 per quarter

Ground Rent-approx £62.50 per quarter

Lease approx 135 years

EPC GRADE B / COUNCIL TAX BAND D

**Offers In Excess Of £150,000**

# 30 Marina Point East

Chatham, Kent, ME4 4ZH



- ONE BEDROOM MODERN APARTMENT
- PANORAMIC VIEWS OVER THE MARINA, RIVER AND UPNOR CASTLE
- DIRECT LIFT ACCESS FROM THE CAR PARK
- EPC GRADE B / COUNCIL TAX BAND D
- POPULAR DOCKSIDE LOCATION WITH CINEMA, SHOPS, BARS AND RESTAURANTS
- GREAT ROAD LINKS TO A2/M2 MOTORWAYS
- HIGH QUALITY KITCHEN AND BATHROOM
- UNDERGROUND PARKING SPACE
- NOCHAIN
- CLOSE TO ALL AMENITIES / DINING / LEISURE

## Entrance hallway

Utility cupboard housing hot water tank and plumbing for washing machine.

## Bathroom

7'1 x 6'5 (2.16m x 1.96m )

Tiled floors and walls, quality fixtures, bath with shower over, WC and wash hand basin. Built in storage and mirrors.

## Open plan kitchen/living room

22'11 x 10'10 (6.99m x 3.30m)

Living area with wooden flooring, full length window with far reaching views.

Kitchen area with range of quality wall and base units with co-ordinating work surfacing and 1 1/2 bowl sink drainer unit, integrated appliances including oven, hob , extractor hood, fridge freezer and dishwasher.

## Bedroom

15'3 x 8'10 (4.65m x 2.69m )

Spacious double bedroom with window offering far-reaching views, carpet, built in double wardrobe.

## Parking

Allocated parking in the underground car park under the east tower.

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

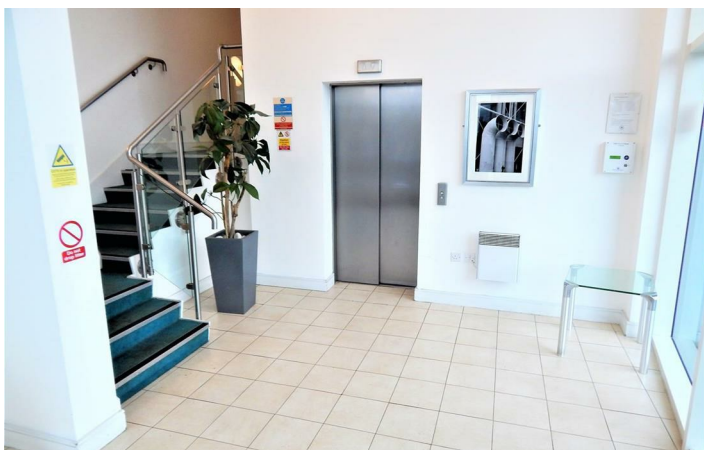
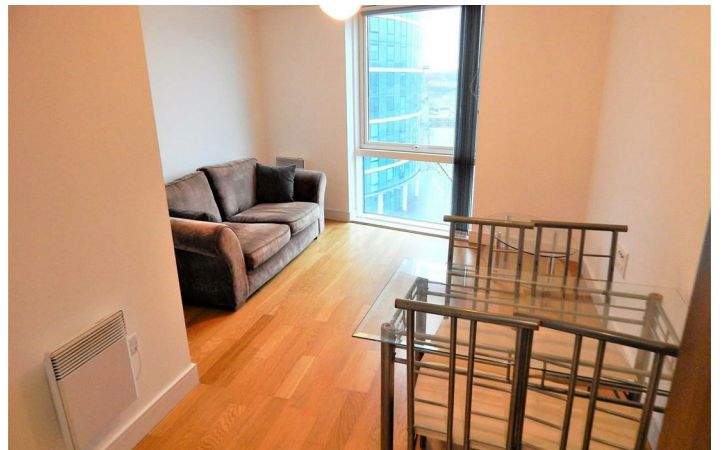
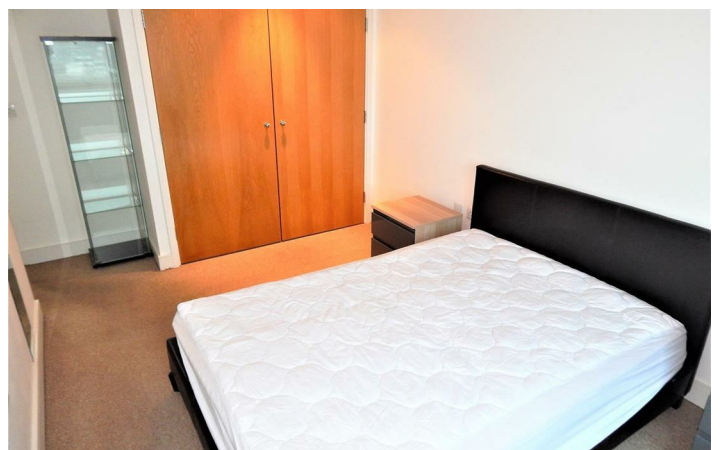
## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken

as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation

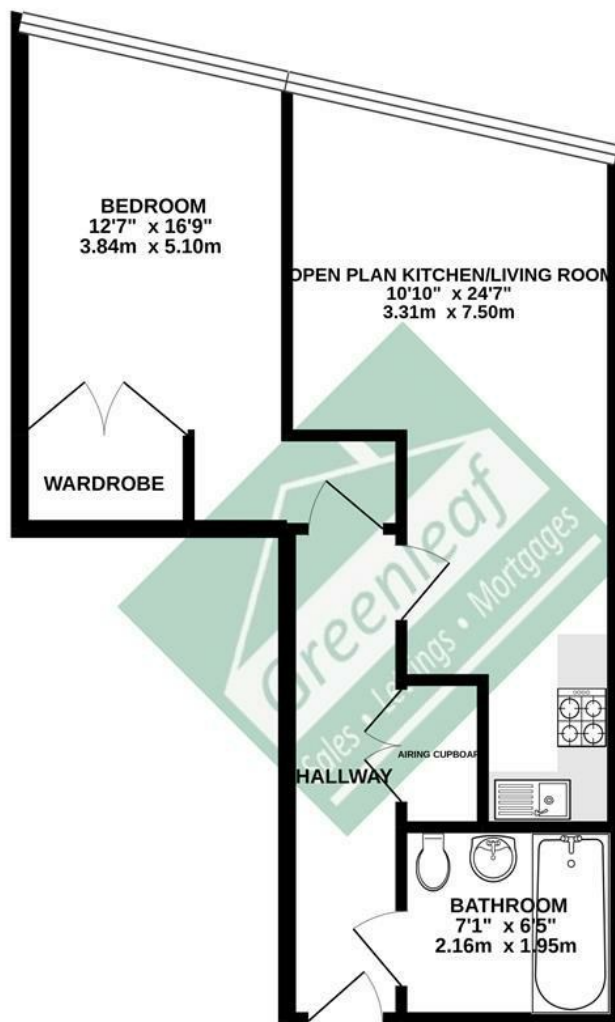
Tel: 01634730672







GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 462 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		79	79
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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