



Guide Price
£315,000

Leasehold

3x  3x  2x 

**Phalarope Way, St
Marys Island, Chatham,
Kent, ME4**

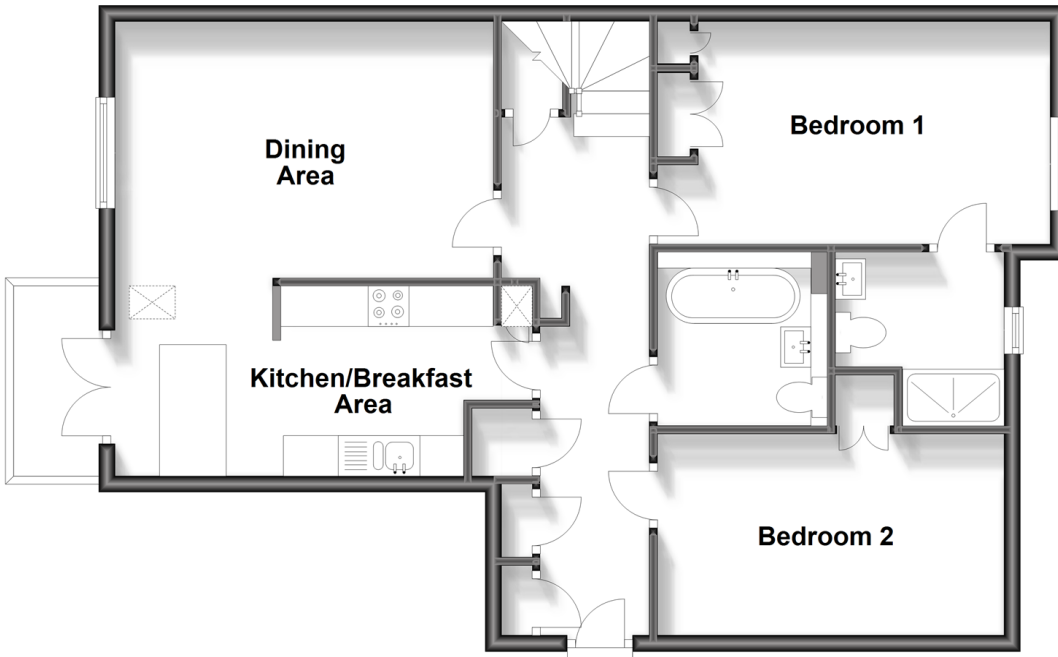
OVER 60?

Secure this property
for up to **59% less!**

Wards
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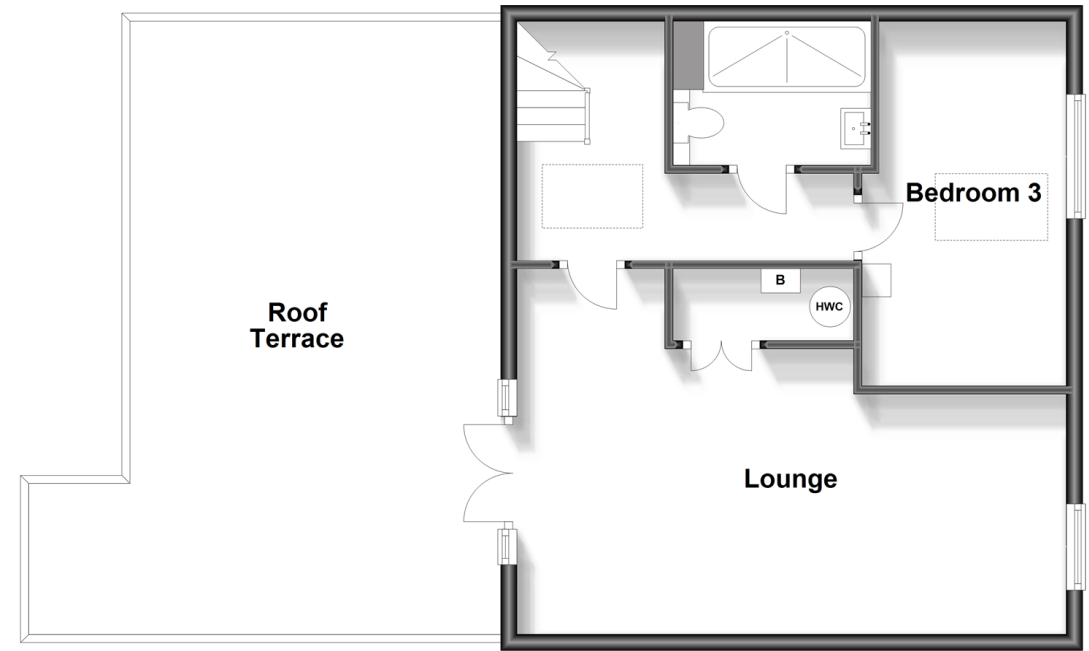
Second Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



Third Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Accommodation

SECOND FLOOR

Entrance Hallway

Kitchen/Breakfast Area : 16'6 x 7'7 (5.03m x 2.31m)

Dining Area: 15'3 x 10'2 (4.65m x 3.10m)

Bedroom 1 : 16'0 x 9'1 (4.88m x 2.77m)

En-suite Shower Room

Bedroom 2: 14'7 x 7'8 (4.45m x 2.34m)

Bathroom

THIRD FLOOR

Landing

Lounge : 20'3 x 14'11 (6.18m x 4.55m)

Bedroom 3: 13'6 x 8'4 (4.12m x 2.54m)

Shower Room

OUTSIDE

Balcony from Kitchen

Roof Terrace From Lounge

2 x Gated Undercroft Parking



Main features

- Top floor modern duplex apartment
- Large roof terrace and additional balcony with enviable river views
- 2 allocated undercroft parking spaces with secure gated entry
- Perfect for a professional couple or someone looking to down size, with lift access
- Prime position in a sought after location on St Mary's Island

Nearest Schools

Primary Schools: St Mary's Island C of E (Aided) Primary 0.8 miles, Wainscott Primary 1.5 miles, Napier Community Primary and Nursery School 1.7 miles

Secondary Schools: St John Fisher Catholic

Transport Information

Train Stations: Gillingham 2.8 miles, Chatham 3.3 miles, Strood 3.8 miles, Rochester 3.8 miles

Address

Phalarope Way, St Marys Island, Chatham, Kent, ME4

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Chatham Branch 01634 841243 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

10433657/20240411/BC/BC