



**Apartment 106, Marina Point West, Chatham Quays, Dock Head Road, Chatham, ME4 4ZF**  
**Offers In Excess Of £225,000**



AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM 17th FLOOR APARTMENT WITH SUPERB PANORAMIC VIEWS ACROSS THE MARINA TOWARDS THE RIVER MEDWAY. NO FORWARD CHAIN.

Situated in the sought after Marina Point West building on The Quays, at Chatham Maritime Marina, is this well presented 17th floor two bedroom apartment, boasting stunning views across the yachts in the marina and out across St Marys Island towards the River Medway.

The apartment offers open plan living, complemented by high quality fixtures and fittings. The living area offers floor to ceiling windows enjoying spectacular views. The principal bedroom features an en-suite shower room, built in wardrobes and again fine views across the marina. The second bedroom is a good size double and the family bathroom benefits from quality fittings. The apartments benefit from video/telephone entry, secure under cover allocated parking and dual lift access to all apartments. There is 24-hours security on The Quays and within close proximity is a range of bars and restaurants. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: B  
Council tax band: E  
Tenure: leasehold



## LOCATION

Situated on the sought after Quays development at Chatham Maritime Marina with stunning views.

## PROPERTY INFORMATION

A rarely available 17th floor two bedroom apartment finished to a high specification with panoramic views over the marina and beyond.

## KEY FEATURES

Principal bedroom with en-suite shower room

Further double bedroom

Open plan lounge/diner/kitchen

No forward chain

Under cover parking

Feature floor to ceiling windows enjoying panoramic views

## ROOMS

### Entrance Hall

**Open Plan Lounge/Diner/Kitchen: 16'7 x 15'10**  
(irregular shaped room) (5.05m x 4.83m (irregular shaped room))

**Principal Bedroom: 18'10 x 8'8** (5.74m x 2.64m)

### En-suite Shower Room

**Bedroom 2: 11'10 x 9'8** (3.61m x 2.95m)

### Family Bathroom

## EXTERNALLY

There is secure under cover parking.


## LEASE DETAILS

We understand there are 121 years remaining on the lease. Service charge and ground rent - to be advised.

## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

