



Redshank Road, , St. Marys Island, Kent, ME4 3RE

- OFFERED WITH NO ONWARD CHAIN
- ACCESS TO A COMMUNAL GARDEN
- CLOSE TO RIVERSIDE WALKS AND CYCLEWAYS
- BALCONY
- GAS FIRED CENTRAL HEATING
- ONE BEDROOM, FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- CLOSE TO SHOPS AND AMENITIES
- EPC RATING C

Offers In Excess Of £190,000



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DESCRIPTION

**** OFFERED WITH NO ONWARD CHAIN ****

THIS MODERN ONE BEDROOM APARTMENT IS SET ON THE BEAUTIFULLY MAINTAINED AND SOUGHT AFTER ST. MARYS ISLAND DEVELOPMENT, WHICH IS PART OF THE HISTORIC CHATHAM DOCKYARD.

Set within an easily accessible location, surrounded by riverside walks and cycle ways as well as a plethora of shops, including restaurants, coffee shops and general stores. You also have access to a communal garden area. The area is well catered for by major road and rail networks and a bus service for local convenience. Health and fitness is also part of the infrastructure.

The allocated car parking space is beneath the balcony, near to the entrance door. Entrance is via the secure entry phone system.

Moving on up to the first floor apartment, you're greeted by the entrance hallway, its boasts a large storage cupboard that houses laundry facilities. The light and airy Lounge/ Diner has large windows and a door that opens out onto the spacious balcony. The fully fitted kitchen area, has a range of integrated appliances including an oven, dishwasher and fridge freezer along with tiled flooring. The double bedroom, again, has a large opening window and a built in mirrored double wardrobes. Across the hall is the bathroom with paneled bath, shower screen and wall mounted shower over, hand wash basin and a low level WC.

This apartment also benefits from gas fired central heating via radiators in each room.

As mentioned above there are lots of benefits to living here, please note this is a leasehold property with service charges applicable, Supplied by the owner.

original Length of Lease - 999 years.

Service Charge - £150 per calendar month

Ground Rent - £200 per annum

EPC - C (77)

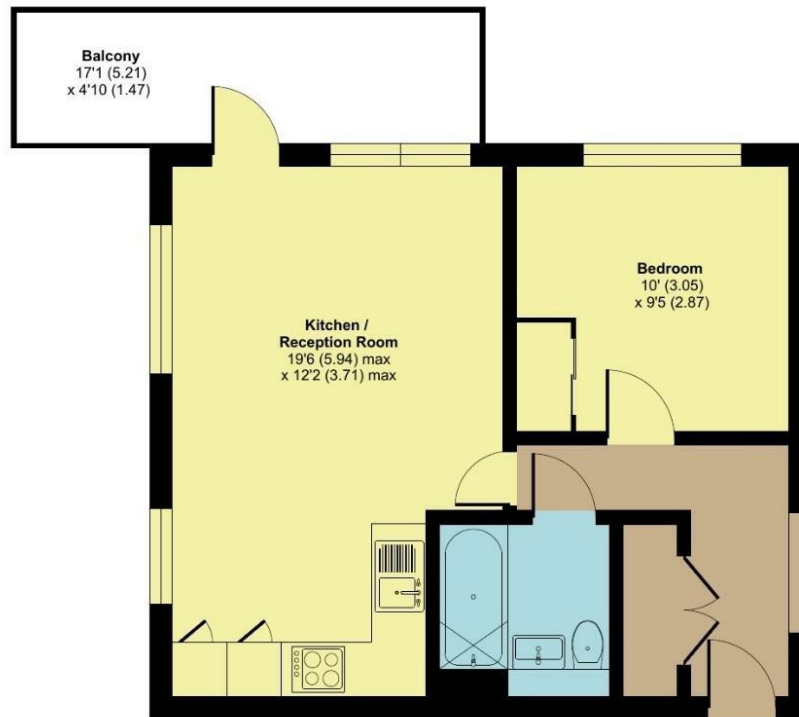




Redshank Road, St. Marys Island, Chatham, ME4

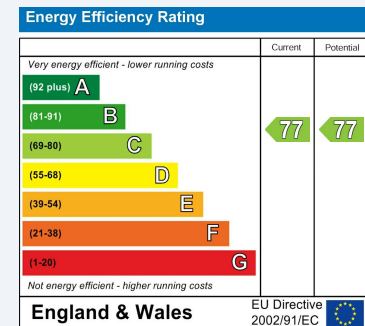
Approximate Area = 442 sq ft / 41 sq m

For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact medway@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.