



20 Marina Point East Dock Head Road

Chatham, ME4 4ZH

GREENLEAF are delighted to introduce this well presented apartment, situated on the third floor of the East Tower on the Chatham Maritime Marina, and offering panoramic views across the marina, with the added benefit of NO CHAIN! 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 and ensuite shower room, open plan kitchen/living room, and two double bedrooms with the master having 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 £3600 P.A

Ground Rent-approx £100 P.A

Lease approx 132 years

EPC GRADE B / COUNCIL TAX BAND E

Offers Over £200,000

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- NO CHAIN!
- ENSUITE SHOWER ROOM W/C
- OPEN PLAN LOUNGE/DINING/KITCHEN
- COUNCIL TAX BAND E
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM W/C
- INTERGRATED KITCHEN APPLIANCES
- STUNNING VIEWS
- ALLOCOATED SECURE PARKING
- EPC GRADE C

Entrance Hall

Lounge/Dining Room/Kitchen

23'2" x 17'7" (7.07 x 5.36)

Bedroom

12'8" x 10'5" (3.87 x 3.18)

Ensuite Shower Room

7'0" x 4'8" (2.14 x 1.44)

Bedroom

12'4" x 10'5" (3.78 x 3.18)

Bathroom W/C

7'7" x 5'8" (2.33 x 1.73)

Allocated Parking

For one car.

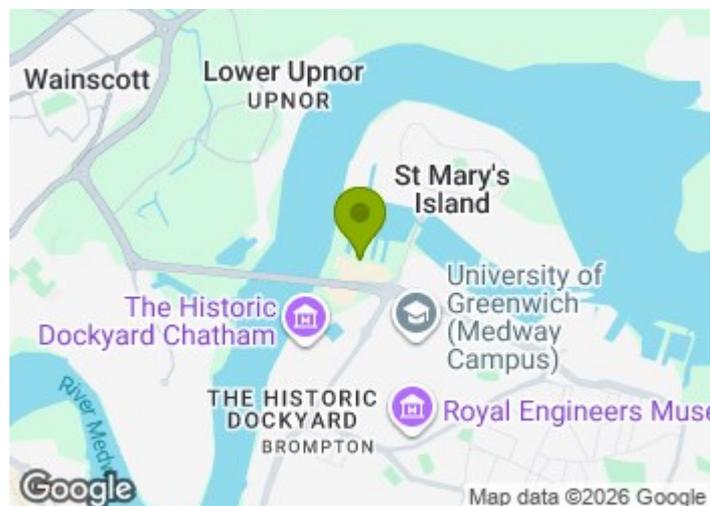
Agents Note

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.



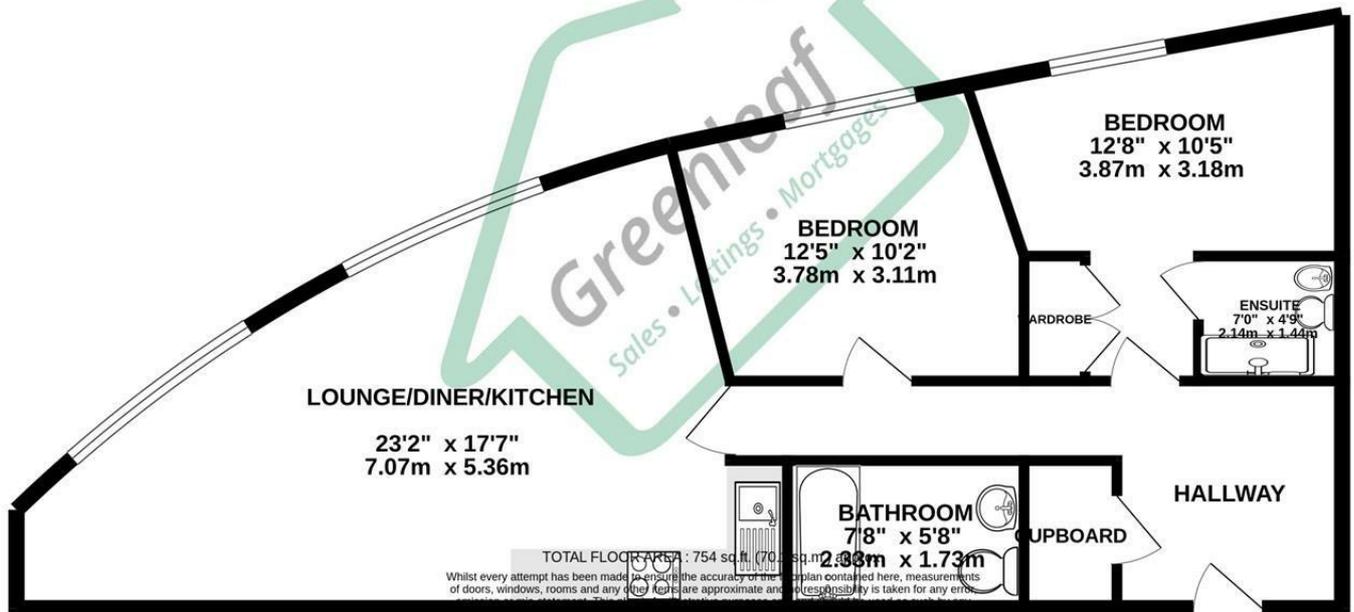
Directions

Tel: 01634730672





GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any errors or omissions. The property is shown for information only and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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 <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	86		
	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	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.