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19 The Pintails

St. Marys Island • Chatham

Price: Offers In Excess Of £150,000



19, The Pintails, St. Marys Island, ME4 3LD

Offers In Excess Of £150,000

- 1 BEDROOM SECOND FLOOR APARTMENT ON POPULAR ST MARY'S ISLAND
- GREAT PROXIMITY TO LOCAL SHOPS, SCHOOL, AMENITIES, TRANSPORT LINKS AND CHATHAM DOCKYARD
- 1 ALLOCATED PARKING SPACE
- NO ONWARD CHAIN!!
- APPROX. 95YRS REMAINING ON LEASE
- MEDWAY COUNCIL TAX BAND "B"; EPC RATING "C"
- ANNUAL GROUND RENT £182, ANNUAL SERVICE CHARGE £2,300
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY, WITH APPROX YIELD OF 8%

Welcome to this charming apartment located in the desirable area of The Pintails on St. Marys Island, Chatham. This delightful property, built in 1997, offers a comfortable living space of 452 square feet, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features one spacious bedroom, which offers a peaceful retreat at the end of the day. The bathroom is conveniently located and is designed to meet your everyday needs.

One of the notable advantages of this property is the allocated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The location on St. Marys Island is particularly appealing, as it combines a tranquil residential environment with easy access to local amenities and transport links.

This apartment presents a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a sought-after area. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this lovely apartment your new home.

#### Entrance Hall

Radiator, built in storage cupboard

#### Lounge

16'8" max x 11'9" max (5.10m max x 3.60m max)

Double glazed French doors with Juliet balcony to front. Radiator.

#### Kitchen

7'6" max x 9'8" max (2.31m max x 2.97m max)

Double glazed window to front. Radiator. Fitted kitchen comprising base and eye level units. Wall mounted boiler.

#### Bedroom

10'11", x 9'4" (3.33, x 2.87m)

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to rear. White suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Radiator.

#### Exterior

##### Allocated Parking Space

For 1 car

##### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

##### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

##### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

##### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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

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SECOND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.1 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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