

# Bluebell

ESTATES



Flat 2 Cubitt House, 18 Waterman Way, Wouldham, ME1 3FY

£269,500

## About this property.....

Step into effortless living with this beautifully maintained ground floor two bedroom apartment, perfectly positioned in a desirable waterfront location. Offering sweeping, uninterrupted views of the river, this home combines tranquillity with contemporary style.

Inside, enjoy the spacious flow of open-plan living, dining, and kitchen areas. The modern kitchen comes fully equipped with integrated appliances, while both bedrooms feature built-in wardrobes for sleek storage solutions. The primary bedroom boasts an ensuite shower room, complemented by a second full bathroom for guests or family.

With the added convenience of allocated parking and the benefit of being chain-free, this property is ready for immediate enjoyment.

Whether you're downsizing, investing, or seeking a serene riverside retreat, this apartment delivers on every front.

## Situation.....

Looking for a peaceful community that's still close to the Medway towns, including the historic city of Rochester? Peters Village might just be what you're looking for. This new, purpose-built community sits on the banks of the River Medway and boasts its own shops, dentist and village hall with changing rooms to serve the playing fields. Plus, with access to the newly built Wouldham Primary School, families with children can feel confident in their educational opportunities.

Outdoor enthusiasts will love the nearby North Downs Way and River Medway walks. And when you're ready to refuel, head to The Medway Inn for a classic Sunday roast and pint of real ale, or check out the adjoining Ruby's Indian restaurant for a little spice. Commuters will appreciate the ease of access to the M2 and M20 motorways via nearby Blue Bell Hill. For those who prefer public transportation, Halling Station is just a 9-minute cycle away (1.6 miles) with trains to St Pancras International as quick as 46 minutes (including a change), while Ebbsfleet International is just 22 minutes (14 miles) away by car, with trains to London St. Pancras in a mere 19 minutes. Don't miss out on the best of both worlds with Peters village.









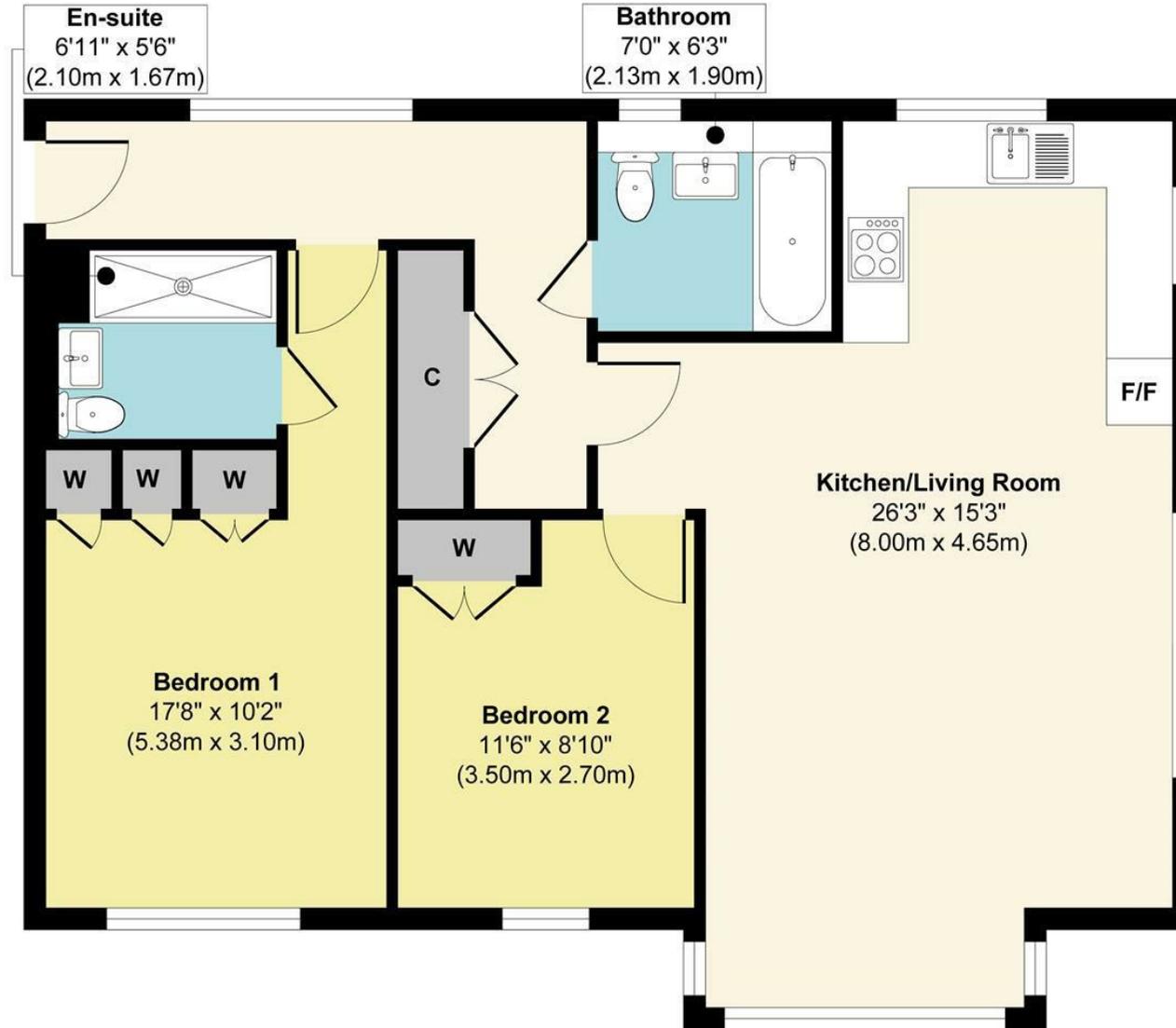
## What the owner says.....

This lovely flat has been my home for 6 years, it was a perfect downsize from the family home. Its location is perfect for walks, views and shops for me as an elderly person. Unfortunately it is now time for my next chapter in a retirement home. I wish it's new owner as much joy as I have received from my home.

Remainder of 125 year lease from 2019  
Service charge £2009.91 per year  
Ground rent £150 per year



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Floor Plan

**Approx. Gross Internal Floor Area 811 sq. ft / 75.38 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



