



## 15 Bradfords Close, St. Marys Island, ME4 3SN

GUIDE PRICE £275,000 - £300,000

Nestled in the desirable location of Bradfords Close on St. Marys Island, Chatham, this charming three-bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge diner, which features elegant French doors leading to a delightful Juliette balcony, allowing natural light to flood the room. The neat fitted kitchen is well-equipped, with plenty of cupboard space. The apartment boasts three well-proportioned bedrooms, including a master suite with an en-suite shower room, providing a private retreat for relaxation. Additionally, there is a main bathroom, ensuring ample facilities for family and guests. For those with vehicles, the property includes parking for one car, along with a garage, which is a rare find in apartment living. Residents can also enjoy the communal garden and a nearby children's play park, making it a wonderful environment for families. Conveniently located close to a variety of amenities, including the Dockside Outlet, which offers an array of shops and restaurants, this property is perfect for those who appreciate both leisure and lifestyle. This leasehold property has 750 years remaining on the lease, with an annual ground rent of £110 and a service charge of £100 per month. With no onward chain, this apartment presents an excellent opportunity for both first-time buyers and investors alike. The property is EPC rated D and falls under Council Tax Band D, making it a practical choice for modern living. Do not miss the chance to make this delightful apartment your new home.

- THREE BEDROOMS
- 2 BATHROOMS
- LOUNGE WITH JULIETTE BALCONY
- SOUGHT AFTER LOCATION
- CHAIN FREE
- EPC RATED D
- COUNCIL TAX BAND D
- GUIDE PRICE £275,000 - £300,000
- FITTED KITCHEN

**£275,000**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		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			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	