

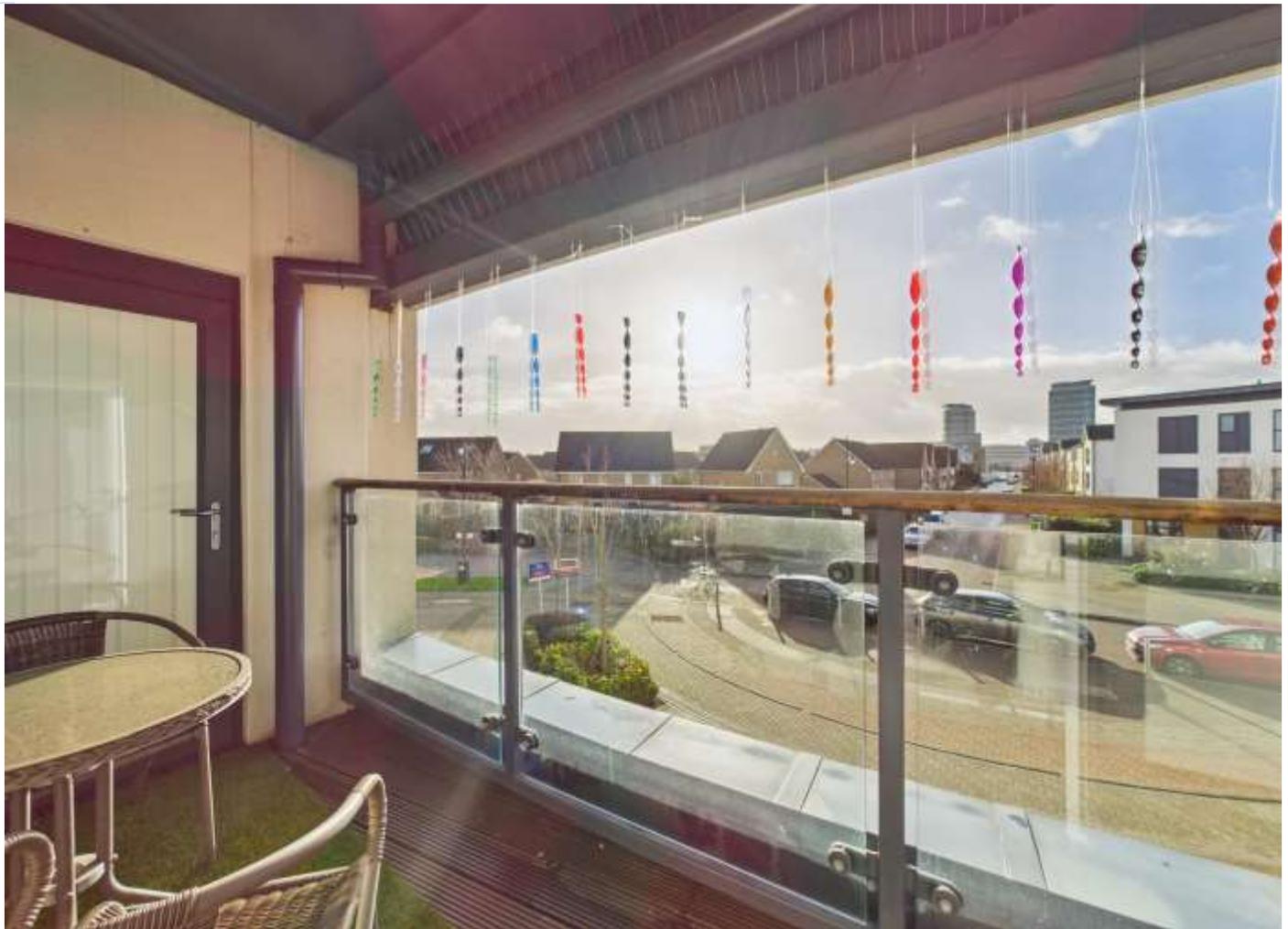


21 Atlas Place, Wilkey Way, Chatham

£255,000



Atlas Place is set in a stunning location on St. Mary's Island with easy access to the waterfront, River Medway, Marina and the facilities at Chatham Quay's, including the Dockside Outlet centre, restaurants, public houses, cafe's and the Odeon cinema. This two bedroom apartment, offers 75% ownership on a shared ownership basis only. Warm decoration throughout, the accommodation offers a spacious living space with this particular apartment benefitting from picture windows with views onto the central park plus a balcony, The kitchen is fitted with modern high quality base and wall units with integrated washing machine, fridge/freezer, dishwasher and oven, hob and extractor. There are also two good sized bedrooms. The contemporary easy access bathroom has Roca white sanitary ware, with fully tiled walls, heated towel rail, wall mirror and large walk-in wet room area. The hall, lounge and bedrooms have quality carpet and the bathroom and kitchen have ceramic tile flooring. Atlas place offers a residents dining room with five meals a week included within the monthly rental. There is a residents lounge, activity room, mobility vehicle storage and charging, hairdressing salon, plus 24 hour emergency care staff 24 hours a day. A guest suite is available to family or friends staying overnight. Car parking is also available. The monthly service charge for single occupancy is £680 approx per month and includes buildings insurance, maintenance of the grounds, management fee, communal electric, cleaning & repairs of communal areas, heating, hot water and 260 meals per annum. Atlas Place provides residents with the perfect balance of independent living and support when they need it. You get independence and privacy when you want it, with the added advantage of living in a welcoming community environment. An important feature of extra care housing, is the creation of a lively, balanced community of people over 55 years of age who have varying care needs. Tenure - Leasehold Years remaining on lease-117 years Ground rent - £260 per annum Council Tax Band - D EPC Rating - B Service charge - £680 approx per month including buildings insurance, maintenance of the grounds, management fee, communal electric, cleaning & repairs of communal areas, heating, hot water An onsite restaurant providing daily hot meals to residents and visitors A hairdressing salon and therapy treatment room Assisted bathroom Guest suite to accommodate visitors Organised activities room and communal lounge Mobility scooter storage and charging facilities Landscaped gardens On site care team. The scheme features 24 two-bedroom Shared Ownership homes for over 55s.



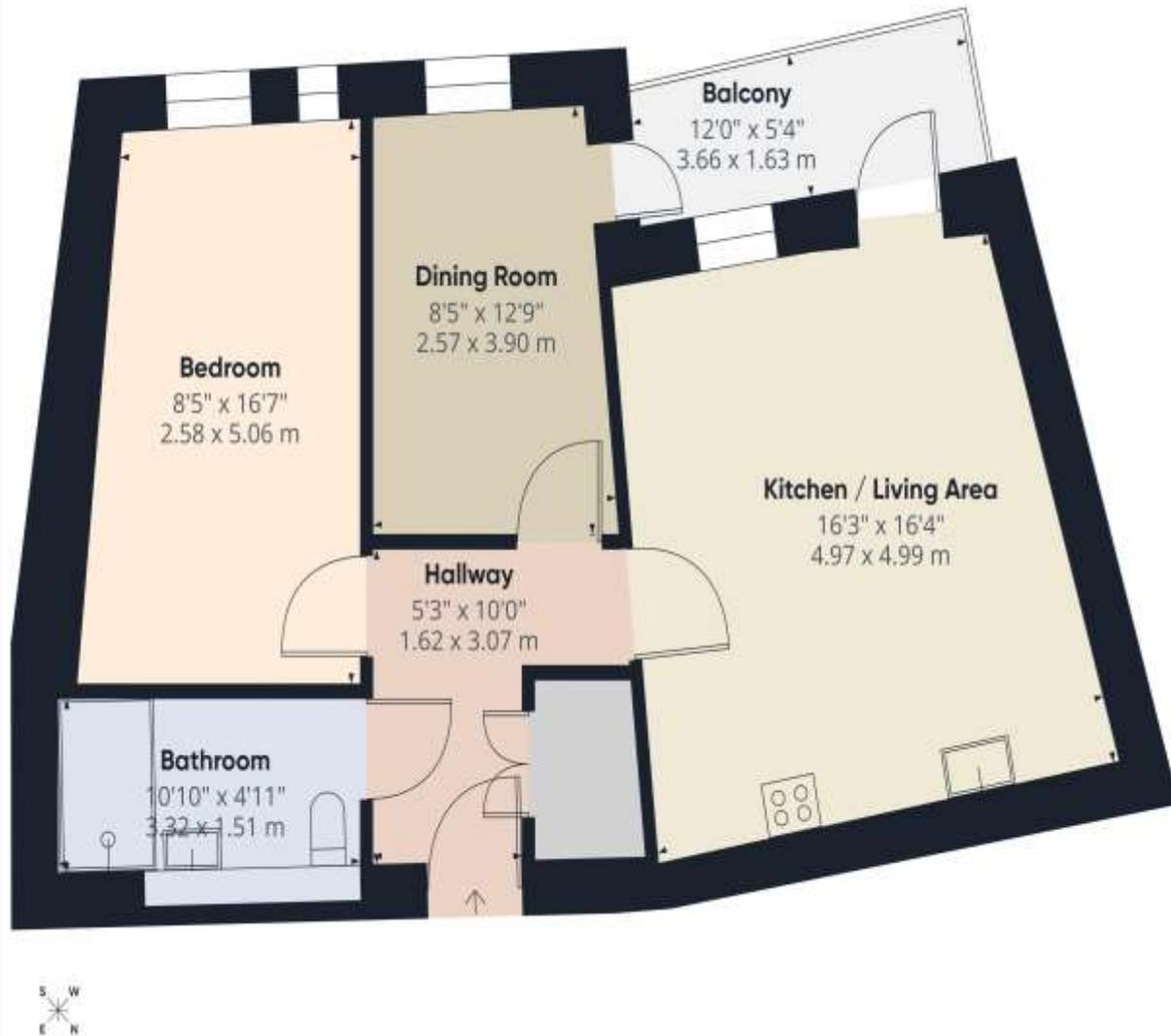


ST MARY'S ISLAND

St. Mary's Island always feels like a retreat from the norm and driving home over the bridge, past the beautiful yachts in the marina, you can finally take time to breathe. The Island is a development that forms part of the 350-acre Chatham Maritime regeneration project, with over 20 acres of open space incorporated in to the design, linked by footpaths and cycle paths. Inspired design is evident everywhere, with the environment, the community and the new homes having all been carefully planned to make this a lovely place to live.

IT'S THE IDEAL FAMILY LOCATION.

The Island primary school makes family life a breeze, with everything you might need within easy reach, including three children's outdoor play areas, a doctor's surgery, pharmacy and community centre.



Approximate total area⁽¹⁾

653 ft²
60.7 m²

Balconies and terraces

65 ft²
6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PAS - X) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRIAFFE 360

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

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