



Flat 6, 3 Narwhal Crescent, Wouldham, ME1 3YP  
£220,000

## About this property.....

Narwhal Crescent presents a great opportunity to acquire a modern one bedroom, first floor apartment. This property is perfect for first time buyers or those seeking to downsize to a more manageable living space.

This property offers an open plan living-dining-kitchen area, enhanced by full height windows that flood the space with natural light, creating a warm and inviting atmosphere. The apartment features a comfortable double bedroom, ideal for relaxation, along with a well-appointed bathroom that meets all your needs.

With an energy rating of B, this apartment is not only stylish but also energy-efficient, making it a sensible choice for the environmentally conscious buyer. Additionally, the property includes a designated parking space for one vehicle, providing convenience in this desirable location.

One of the standout features of this apartment is its proximity to picturesque riverside walks, allowing you to enjoy the beauty of nature right on your doorstep. Furthermore, the property boasts excellent access to the M20 and A2/M2, making commuting a breeze.

With the remainder of a 125-year lease, this apartment is a must-view for anyone looking to embrace a comfortable and convenient lifestyle in Peters Village. Don't miss the chance to make this lovely apartment your new home.

## 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.....

Service Charge = £1476.28 (April 26 - Mar 27)

Ground Rent = £150 per year

Remainder of a 125 year lease from April 2019 - approx 118 years remaining

Peters Village is a genuinely special place to call home. One of the flat's best features is the direct access to the riverside promenade right from the building, which has become a regular route for our morning runs and evening cycles, and it never loses its charm. For days when we want to stretch further, the Kent Downs AONB is easily reachable on foot, offering some of the best walking in the South East. Inside, the flat is wonderfully light throughout the day and the running costs have been pleasantly low. For commuters, the location is hard to beat. We've travelled into the City throughout our time here without it ever feeling like a burden, and the variety of connections nearby has been a real bonus. The community here has a genuinely friendly feel that we'll be sad to leave behind. We've loved our time here and hope the next owner enjoys it just as much.



# Flat 6, 3 Narwhal Crescent, Wouldham, ME1 3YP

## Flat 6, 3 Narwhal

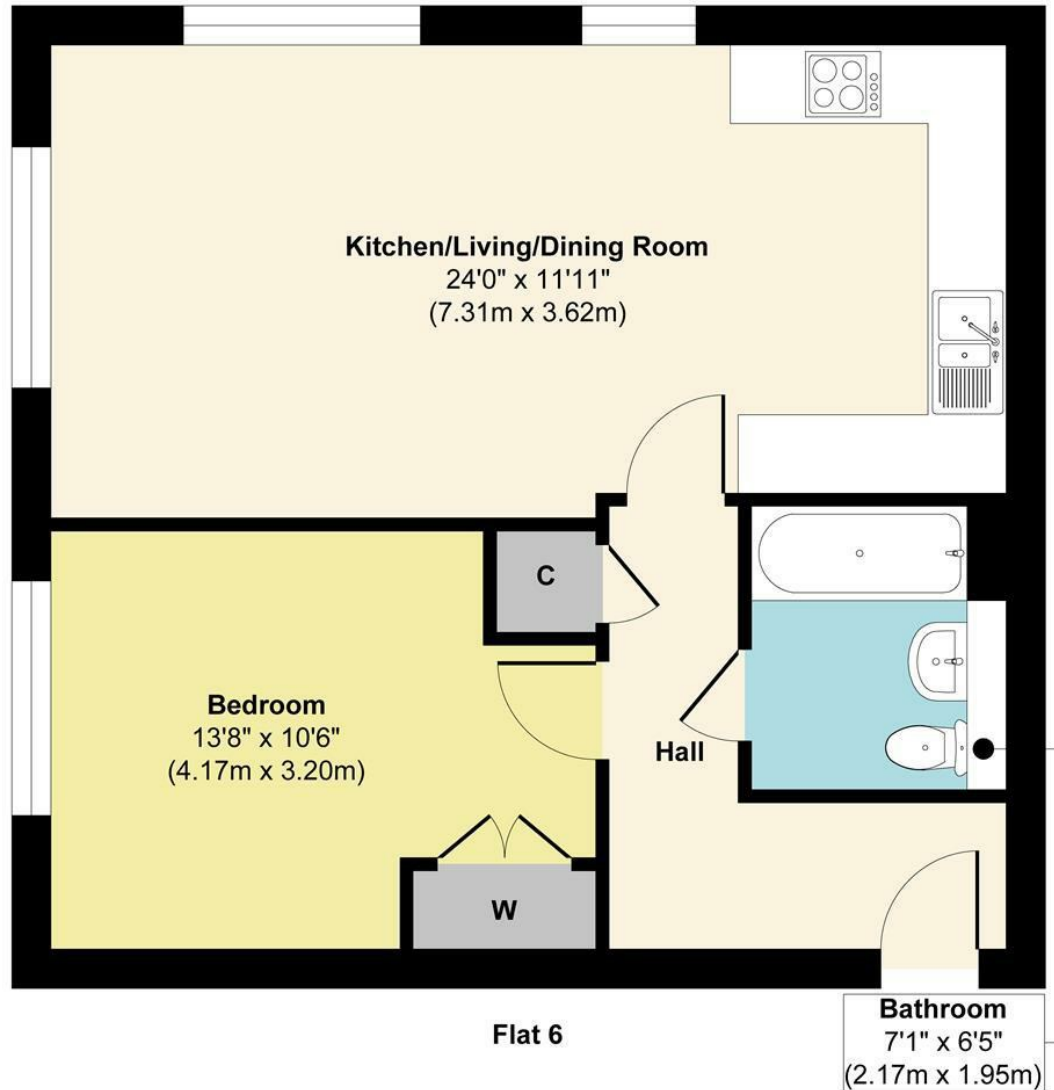


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

