

THIRD FLOOR



Narwhal Crescent, Wouldham, Rochester, ME1
Approximate Area = 824 sq ft / 76.5 sq m
For identification only - Not to scale



Flat 8, 1, Narwhal Crescent Wouldham, Kent, ME1 3GL **GUIDE PRICE: £285,000-£295,000**
EPC RATING: B





This truly exceptional two double-bedroom, high-specification top-floor apartment is perfectly positioned within the highly desirable Peters Village riverside development in Burham and must be seen to be fully appreciated.

From the moment you step inside, the apartment impresses with its abundance of natural light, enhanced by striking floor-to-ceiling windows that create an immediate sense of space and luxury. A large, welcoming entrance hallway offers excellent built-in storage and sets the tone for the sleek, contemporary finish found throughout.

The heart of the home is the stunning open-plan lounge and dining area, a beautifully designed space ideal for both entertaining and relaxed everyday living. Flowing seamlessly from here is the modern, high-spec kitchen, complete with integrated appliances and generous storage, delivering both style and practicality.

The master bedroom is a stylish retreat, featuring fitted storage and a smart en-suite shower room. The second bedroom is also a spacious double, making it perfect for guests, a home office, or a second bedroom without compromise. A modern family bathroom completes the accommodation.

One of the most impressive features of this top-floor home is the private south-west facing balcony, which is open to the sky—a rare advantage of its elevated position. This creates a wonderfully bright, airy outdoor space with uninterrupted river views, perfect for relaxing, dining, and enjoying long summer evenings.

Further benefits include allocated parking, additional visitor parking, and immaculately maintained communal areas.

Peters Village is a thriving riverside community offering scenic walks, green spaces, and a village-style atmosphere, while still being incredibly well connected. Snodland, West Malling and Rochester stations provide excellent rail links into London, and there is easy access to both the M2 and M20, making this an ideal home for commuters and lifestyle buyers alike.

A superb opportunity to secure a stylish, light-filled top-floor apartment in one of the area's most sought-after developments.

Leasehold - 121 years remaining

Service Charge - £2229 PA

Ground Rent - £0

Full Fibre broadband expected next year

EPC - B

Council Tax - C

Full Fibre Broadband Expected Next Year



- **TOP FLOOR TWO DOUBLE BEDROOM APARTMENT**
- **MASTER BEDROOM WITH EN-SUITE**
- **OPEN AIR WEST FACING BALCONY**

- **ALLOCATED PARKING**
- **RIVER VIEWS**
- **EXCELLENT TRANSPORT LINKS VIA SNODLAND, WEST MALLING AND ROCHESTER STATIONS**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK