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33, Henrietta Chase, St. Marys Island, ME4 3SZ
£220,000

- GUIDE PRICE £220,000
- FIRST FLOOR APARTMENT WITH PARTIAL RIVER VIEW FROM BALCONY.
- OPEN PLAN KITCHEN/LIVING AREA, APPROX. 735 SQ FT INC BALCONY
- POPULAR RESIDENTIAL LOCATION OF ST MARY'S ISLAND
- 103 YRS REMAINING ON LEASE
- 2 PARKING SPACES
- NO ONWARD CHAIN!!
- GROUND RENT £250 P.A ANNUAL SERVICE CHARGE £2,779.28
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "D"

Nestled in the charming area of Henrietta Chase on St. Marys Island in Chatham, this delightful apartment offers a perfect blend of modern living and comfort. Built in 2005, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The apartment features two well-appointed bedrooms, providing ample space for rest and privacy. With two bathrooms, convenience is at your fingertips, making it an excellent choice for families or those who enjoy having extra facilities.

The location on St. Marys Island is particularly appealing, offering a tranquil environment while still being close to local amenities and transport links. Residents can enjoy the picturesque surroundings and the sense of community that this area provides.

This apartment is a wonderful opportunity for anyone seeking a modern home in a desirable location. Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this lovely apartment your new home.

HALLWAY

L SHAPED KITCHEN/LIVING ROOM
19'4 x 11'4 (5.89m x 3.45m)

MASTER BEDROOM
11'1" x 15'8" (3.4 x 4.8)

EN-SUITE
6'9 x 5'5 (2.06m x 1.65m)

BEDROOM 2
12'5 x 9'4 (3.78m x 2.84m)

BATHROOM
6'6 x 5'6 (1.98m x 1.68m)

BALCONY
16'11 x 6'0 (5.16m x 1.83m)

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.
Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

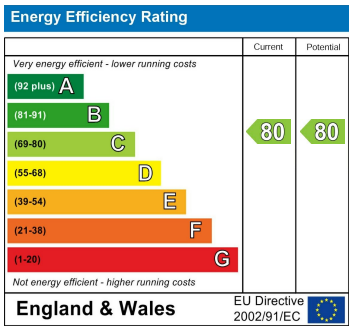
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

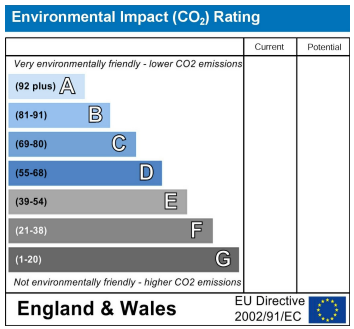






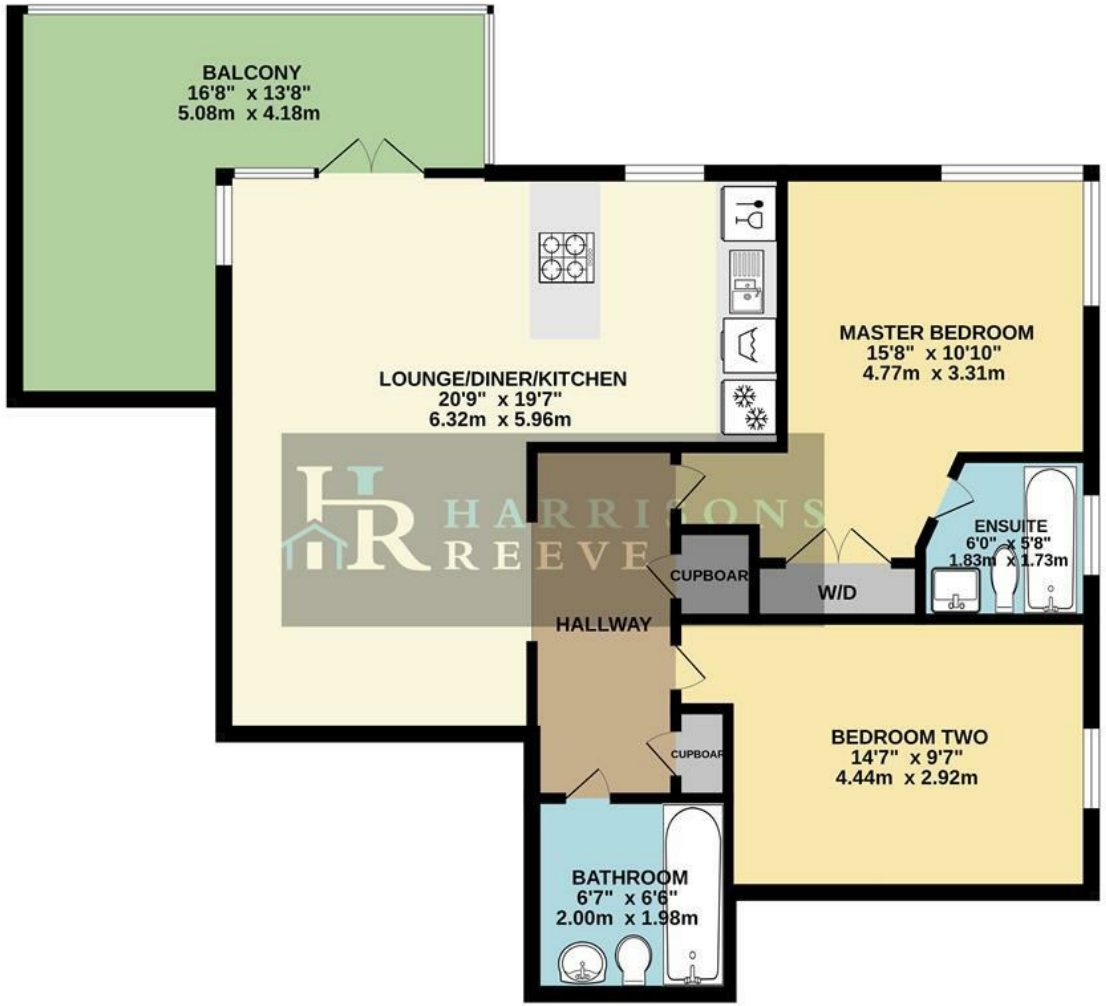






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FIRST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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