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HARRISONS REEVE

44 Island Way East

St. Marys Island • Chatham

Price: Offers Over £210,000

44, Island Way East, St. Marys Island, ME4 3JY
Offers Over £210,000

- 2 BEDROOM SECOND FLOOR APARTMENT IN PURPOSE BUILT BLOCK
- 1 ALLOCATED PARKING SPACE TO REAR
- SITUATED ON THE EVER POPULAR ST MARY'S ISLAND
- 974 YRS REMAINING ON THE LEASE
- SMARTLY PRESENTED IN NEUTRAL CONDITION
- APPROX. 529 SQ FT OF LIVING ACCOMMODATION
- PERFECT FIRST TIME OR INVESTMENT PURCHASE
- SERVICE CHARGE OF £1,560 AND ANNUAL GROUND RENT OF £253.00
- EPC RATING "C", MEDWAY COUNCIL TAX "C"

Nestled in the picturesque St. Marys Island, Chatham, this charming second floor apartment on Island Way East offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a serene retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout.

The apartment features a well-appointed bathroom, ensuring convenience and privacy for its residents. The kitchen is typically designed to cater to everyday needs, making meal preparation a pleasure.

Living on St. Marys Island means you can enjoy the tranquillity of island life while still being close to the amenities of Chatham. The area boasts beautiful waterfront views and a sense of community that is hard to find elsewhere. Whether you are taking a leisurely stroll along the coast or enjoying the local shops and restaurants, this location offers a unique lifestyle.

This apartment is an excellent opportunity for those looking to invest in a property that combines comfort, convenience, and a picturesque setting. Do not miss the chance to make this delightful apartment your new home.

Communal Entrance

Hallway
Built in storage cupboard

Lounge
14'11" x 11'10" (4.55m x 3.61m)
Double glazed window to front, radiator.

Kitchen
9'8" x 6'2" (2.97m x 1.88m)
Double glazed window to rear. Fitted kitchen with base and eye level units and work surfaces. Built in electric oven and hob. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom 1
10'9" x 10'2" (3.30m x 3.10m)
Double glazed windows to front and side. Radiator.

Bedroom 2
10'1" max x 9'4" red to 6'7" (3.08m max x 2.85m red to 2.01m)
Double glazed window to rear, radiator, built in bedroom storage

Bathroom
Frosted double glazed window rear. White 3 piece suite comprising panelled bath with mixer tap, low level WC and wash hand basin. Radiator.

Exterior

Allocated parking space
For one car to rear.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

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.

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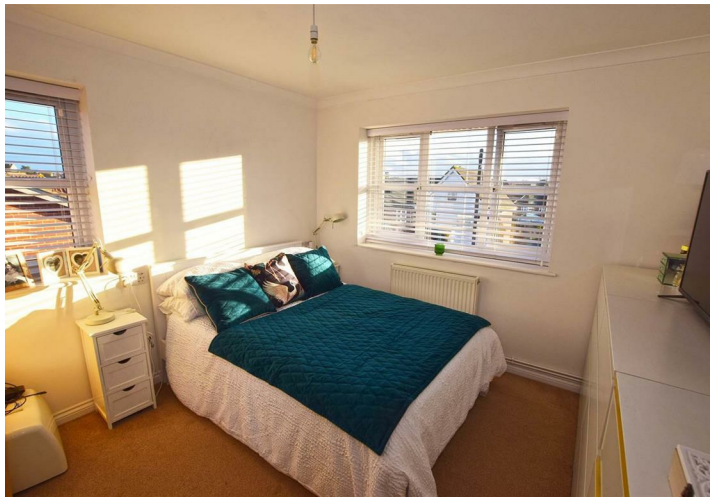
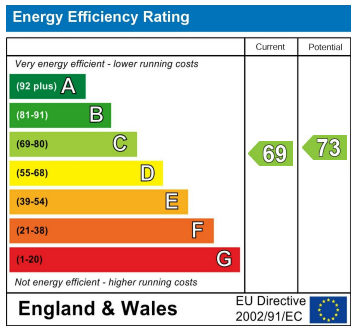
Harrisons Reeve, their clients and any joint agents give notice that:

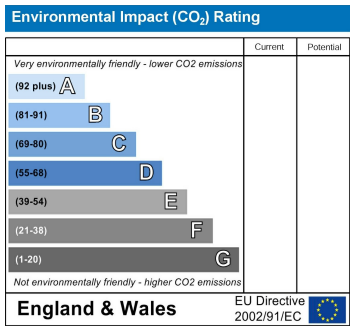
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs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

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

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.







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GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

TOTAL FLOOR AREA : 529 sq.ft. (49.1 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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