



## 31 Watersmeet

Restharrow Way St Marys Island ME4 3HB

**Guide Price £190,000**



GUIDE PRICE £190,000 - £200,000

CHAIN FREE, Nestled in the picturesque setting of Watersmeet on Restharrow Way, St Marys Island, this modern apartment offers a delightful living experience. With one spacious reception room, one well-appointed bedroom, and a contemporary bathroom, this property is perfect for individuals or couples seeking a comfortable home.

One of the standout features of this apartment is its spectacular marina views, which can be enjoyed from the south facing balcony. This outdoor space is ideal for relaxing with a morning coffee or unwinding after a long day, all while taking in the serene surroundings.

The property also benefits from a designated parking space, providing convenience for those with a vehicle. Being chain free, this apartment presents an excellent opportunity for a smooth and hassle free purchase. Whether you are looking for a new home or a smart investment, this modern apartment in St Marys Island is sure to impress with its appealing features and stunning views. Don't miss the chance to make this charming property your own.

EPC Rating B. Council tax band B. 194 year lease. Service charge £3064 approx. . No Ground Rent.



## Area Map



## Floor Plans

**Approximate total area<sup>(1)</sup>**

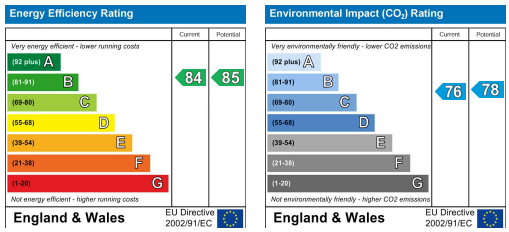
409.39 ft<sup>2</sup>  
38.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Graph



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