



3 Cesna House Navigator Close

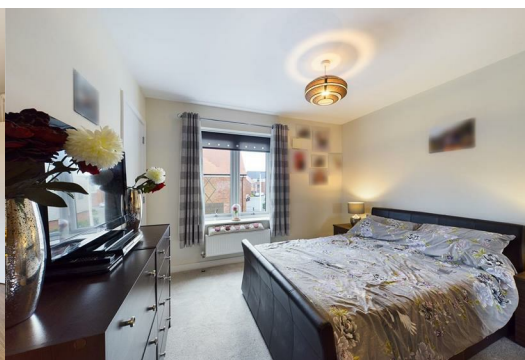
, Chatham, ME4 6FB

Offers Over £250,000



AVAILABLE FOR VIEWINGS. Horsted Park on the outskirts of Chatham is a relatively new, pleasing to the eye development built in 2018, with great transport links via the M2/M20 and great access to the retail park nearby. MMS are offering for sale this stylish 2 bedroom first floor apartment with neutral decor and modern finishes that you could just move straight in. There are 245 years left remaining on the lease. The wide entrance hall goes the length of the apartment and from the outset gives you a feeling of space. There are 2 bedrooms to the rear, a family bathroom plus the master bedroom has an en-suite shower. The open plan lounge/diner and modern kitchen is a lovely light area and would definitely be the hub of the home. There is an allocated parking space underneath and a secure bin store and store area (pushbikes can be stored here). Being built in 2018 there is a remaining new build warranty of approximately 6 years left. In the hallway there is a larger than normal walk in cupboard/utility, the current sellers have put a partition wall in the 2nd bedroom to make this utility area but are willing to remove this and lay new carpet so bedroom 2 would once again be a double bedroom. This would make an ideal first purchase and internal viewings are advised.

121 unexpired years remain on lease, Ground Rent £121.25 Every 6 Months Service Charge £700.00 Every 6 Months, awaiting costs for Lease reviews council Tax Band C



Entrance hall

Bedroom 2 10'0" x 4'9" (3.07m x 1.47m)

Bathroom

Bedroom 1 11'8" x 10'9" (3.57m x 3.30m)

En-suite shower room

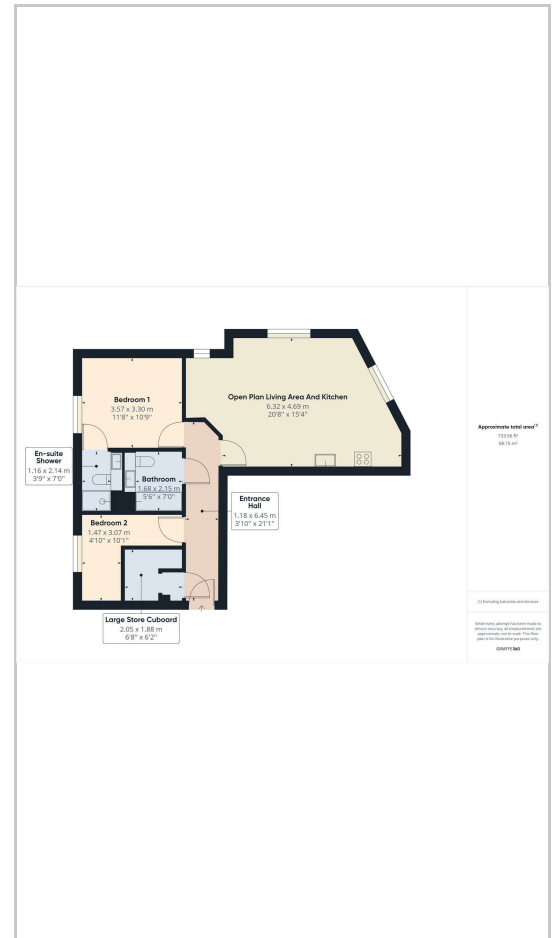
Living area and kitchen 20'8" x 15'4" (6.32m x 4.69m)

Parking space

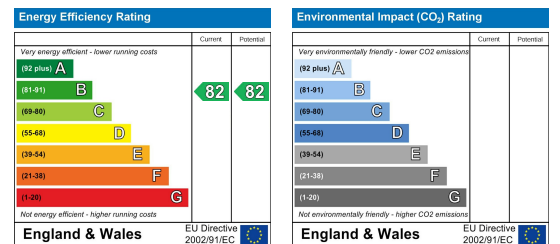
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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